

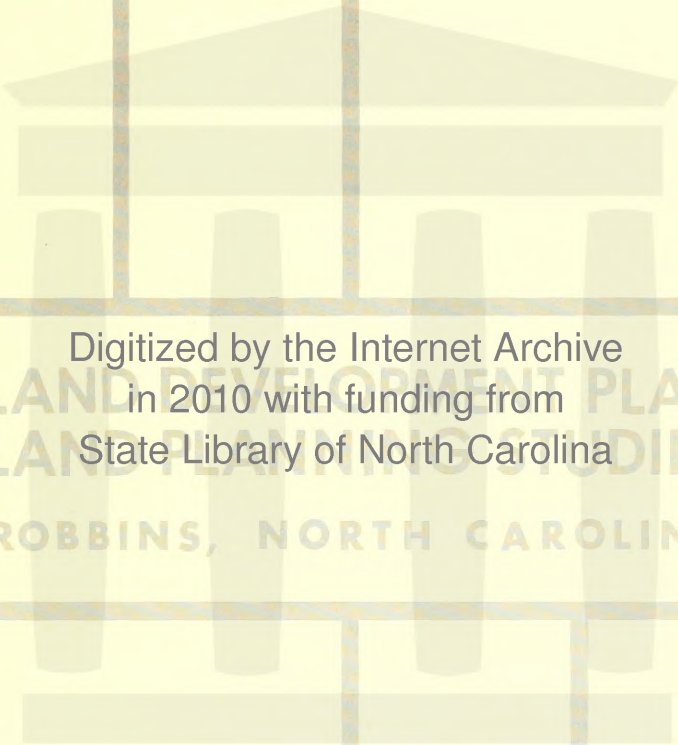


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**LAND DEVELOPMENT PLAN
LAND PLANNING STUDIES
ROBBINS, NORTH CAROLINA**



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LAND DEVELOPMENT PLAN
LAND PLANNING STUDIES
ROBBINS, NORTH CAROLINA

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INTRODUCTION

I N T R O D U C T I O N

To "plan" means to devise or project a method or course of action.^{1/} It is not a new or particularly unusual philosophy: rather it is a normal activity of man. He plans many of his actions. A notable exception has been his cities. For the most part, man has been content to let his city grow unaided by any "course of action." He usually remained entirely unmindful of the fact that cities, to function well, must be planned.

Today, the main characteristics of urban areas seem to be growth and its concomitant problems. These problems are concomitant because that growth has not been sufficiently planned. The result is congested streets, overcrowded schools, understaffed police and fire departments, insufficient utility supply and service, undesirable patterns of land use, poor land subdivision, and development haphazardly strung out in all directions. In no other facet of our lives do we allow such a lack of coordination.

In an effort to curtail and solve problems of urban growth in Robbins, the town officials decided to plan for the town's future development. In 1965, the town contracted with the Division of Community Planning for planning assistance. The Robbins Planning Board was created; and with the aid of the Division of Community Planning, the Robbins Planning Board has analyzed the town's current growth situation and is recommending to the Town Commission plans for intelligent future growth. This report contains the results of the studies and the plan which evolved from them. It is hoped that the citizens of Robbins will use this book as a guideline as they plan for their future.

^{1/} Webster's Dictionary.

This report is divided into five major parts. The first is introductory, forming a framework within which to work. The second section is concerned with an analysis of the existing land use in the Planning Area. The third section deals with the population of the area, the fourth with its economy, and the last with the land development plan itself.

B A C K G R O U N D N O T E S
T H E L A N D Y E S T E R D A Y

One of the most interesting facts about Moore County, the area in which Robbins is located, is the difference between its northern and southern regions. This difference is largely due to topography, soils, and geology, and to differences in original settlers. The northern half of Moore County, in which Robbins is located, was settled primarily by the English. It is rolling and hilly, forested with hardwoods, and in the Piedmont Section of North Carolina. The soil is clay. The southern portion of the county, settled primarily by Scots, is flat and in the sandy Coastal Plain. In early days, this southern portion was covered by great pine forests, the remains of which are visible today. This dense cover, coupled with the sandiness of the soil, served for a time to discourage settlers; and the first and for a long time the major development took place in the northern part of the county. The north has for that reason a much longer tradition of settlement than does the south.

The most important early industry in the county was located in Mechanics Hill (now Robbins). It was the Kennedy Gun Factory, reputed to be the largest of its kind in the south. The Kennedy rifle was used by Revolutionary soldiers - probably on both sides, for in the Revolution many of the inhabitants of northern Moore County were loyalists. David Kennedy also ran a sawmill. Generally, however, the region was one of small farmers and small industrial output. In 1823, Mechanics Hill was officially recognized, and a post office was established.

Old Plank Road, today N. C. 705, was built between 1849 and 1854. It was a widely used toll road from Fayetteville to Salem and greatly increased traffic in the vicinity of Mechanics Hill. The widening of Deep River in 1852 further enhanced the trading potential of the area. Produce could easily be carried to the river and loaded on board a boat. It became simpler, too, for products to be brought into the area.

In 1870, there were 12,040 people in Moore County of whom 2,794 lived in Ritters and Sheffields Townships, the Townships in today's Robbins Planning Area. The county was still rural.

Money crops were corn, wheat, tobacco, cotton, and wool grown on the numerous small farms. By this date the southern half of the county was beginning to come alive, having started exporting turpentine during the Civil War. By 1880, county population was 16,821 and the settlement of "Mechanics Hill" changed its name to "Hemp". In 1887, Southern Pines was incorporated, and this date is often taken as the beginning of the shift of activity and population from the upper part of the county to the lower. In 1890 county population was 20,479, of which Ritters and Sheffields Townships had 2,727 - a loss of 67 persons from 1870.

Elise Academy was founded by the Fayetteville Presbytery at Hemp in 1904. It prospered; and in 1919, it was written that it had an unparalleled record (the Academy later became a Junior College controlled by the Synod of North Carolina, and was moved to Maxton in 1941). Talc mining began in 1903 in the Hemp area. The first mine was started at Glendon by D. P. Bible. It proved profitable and others commenced similar activities in the area.

In 1915, spurred by Jacques Busbee and his wife, Juliana Royster Busbee, the lost art of handmade pottery making was revived in North Carolina. It had long been an industry in Sheffields Township, but factory methods of production had destroyed the market for handmade pottery, and prohibition had wiped out the market for jugs. Jugtown was, however, reborn under the ministrations of the Busbees and can be visited today a few miles west of Robbins. The pottery-making establishments are today located primarily along N. C. 705 between Robbins and Seagrove.

By 1920, county population had risen to 21,388. In 1925, a writer said Hemp was possessed of mercantile establishments that did as much business as any place in the county. That year a new silk mill was opened. In 1929, it was sold and became a rayon factory (Pinehurst Mills). By 1930, population in the county had risen to 28,215, and there were 60 factories. In 1935, the Standard Mineral Company opened a talc mining operation. In 1930, the town had less than 100 residents. By 1936, it was the center of a rural community of 20,000 inhabitants. It was an attractive and prosperous town with two lively industries and a number of attractive homes and business buildings.

Pinehurst Mills, owned by Karl Robbins, and later renamed Robbins Mills, continued to grow and expand, hiring more and more labor. By 1939, it employed 1,365 employees and was the largest factory in the county. In 1940, county population was 30,969. Hemp's population was 972.

During World War II, the textile mills at Hemp were in full production. In 1942, the town took the name of Robbins to honor the man who had made it so prosperous in the depression. Today, Robbins' population is 1,311, and the chief product in the Planning Area is broiler chickens. Also important in the area are the mining of talc - 50% of the talc used in the

United States is mined in this area - lumbering, the making of railroad ties, and textile manufacturing. The town has grown and diversified but retains many attractive and wholesome small town characteristics.

Selected Sources:

Blackwell P. Robenson Moore County, 1747-1847 (Southern Pines: Moore County Historical Association), 1956.

Manly Wade Wellman The County of Moore, 1847-1947 (Southern Pines: Moore County Historical Association), 1954.

THE LAND TODAY

REGIONAL SETTING

Robbins is located on N. C. 705, a highway which runs from Seagrove and U. S. 220, 16 miles to the northwest, to Eagle Springs and N. C. 211, 9 miles to the south (see Figure 1). This road carries about 2,200 cars a day through Robbins (see Figure 11). Major U. S. Highways 401, 15, 501, 1, and 220 form a loop around the town an average of 20 miles distant from it.

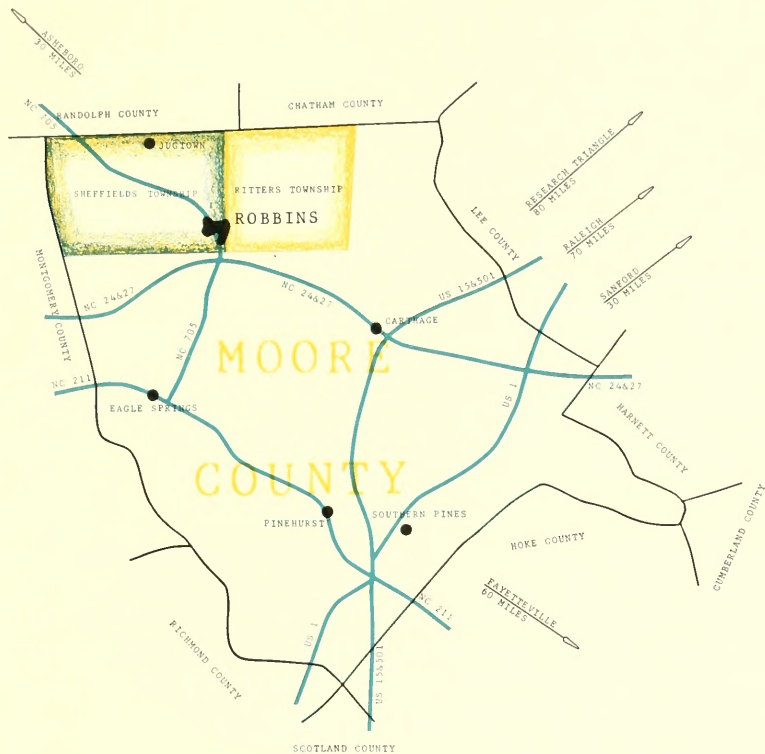
Robbins is approximately 14 miles from Carthage, the county seat; 25 miles from Southern Pines and Pinehurst; 6 miles from Jugtown, the pottery center; 70 miles from Raleigh; and about 80 miles from the Research Triangle Park. It is also located favorably with respect to the 1,600 acre reservoir that will be created by the proposed Howard's Mill Dam Project, a section of the Cape Fear River Basin Project. The reservoir would be located approximately one mile from the Randolph County line - or about 12 miles from Robbins. Robbins is located in an area steeped in history and close to a wide range of facilities while remaining itself fairly isolated.

THE PLANNING AREA

The planning area, shown in Figure 2, consists of the Town of Robbins and the surrounding unincorporated area, bounded by an imaginary line extended one mile beyond the town limits.

The planning area includes an area larger than the town itself for a number of reasons. A few of them follow:

1. There are numerous factors and uses of land outside the town which affect the town itself. For example, an area outside of town that is a fire hazard is dangerous and expensive to the town. Town limits are only a line on the map. They do not constitute a high wall keeping outside influences from extending into the town or preventing the town from exercising its influence over the unincorporated area lying near it (for example, the housing developments that cluster about the town limits. The town is the reason for this development and should be responsible for insuring that it is of a good quality).
2. The area outside the town may not remain forever part of the unincorporated area. Through the use of annexations, the town can incorporate the areas now lying outside its boundaries. For this reason, it should be important to the town that the area outside its boundaries be of such a quality that the town could annex it and not be faced with the great expense of acquiring rights-of-way, paving, installing water and sewer, street signs, and street lamps, and so on. Further, sound housing should be encouraged, so that in the event of annexation, the area will be an asset rather than a liability to the town's tax base. Once an area is incorporated, its problems devolve upon the town. In the one-mile unincorporated area, Robbins can exercise regulations through zoning and subdivision controls. These ordinances can lead to adequate lot sizes, installation of sewer and water lines, street paving, a homogeneous arrangement of land uses, and many other benefits.



REGIONAL SETTING



FIGURE 1

3. Because the unincorporated area and the town affect each other so strongly, it is wise to know as much as possible about both areas. Only in this way can the mutual influences be calculated and strengthened or weakened according to their desirability.

PHYSICAL FEATURES

Topography

The surface of the planning area as a whole consists of a generally level plateau which has been dissected by the valleys of numerous streams. The resultant topography ranges from level or gently undulating to rolling, strongly rolling, and steep. The more level topography is confined to the areas between streams, while the rolling to steep areas occur around and along streams and on the slopes and approaches to the drainageways.

Drainage in the Robbins area is effected through Deep River, a tributary of the Cape Fear, and its tributaries - Governor's, Crawley, McLendons, Buffalo, and Bear Creeks. Streams and branches extend throughout the area, so that almost every farm is connected with one or more drainage outlets. All the uplands have good surface drainage. Swamps occur along most of the streams in the county.

Information as to topography and drainage, slope, direction and degree of slope, and direction and path of drainage is usually gathered from topographic maps, which show the elevation above sea level of the land. Contour intervals are varied, ranging from 2 feet to several thousand. These maps are prepared by a number of government agencies, ranging from the United States Engineer Department (the Army Corps of Engineers) to the United States Geologic Survey. Private firms will also prepare topographic maps.

Information given on topographic maps is important to land planners because it gives them information about the physical arrangement of the land. It is one of the major factors

ROBBINS
NORTH CAROLINA
PLANNING AREA



FIGURE 2

used in determining the location of land uses. Such maps are valuable not only to planners, however, but also to engineers (for sewer and street construction, for example), subdividers, home-builders, and anyone who is interested in knowing about the rise and fall of the land and drainage in relation to that rise and fall.

There are no topographic maps available for Robbins. Such information as was used in this report for planning purposes was gained through analyzing aerial photography of the area with the aid of a stereoscope. The results of this procedure are highly unsatisfactory, however, when compared to the information available on a topographic map.

It is recommended that the Robbins town officials inquire into the cost of planning area topographic mapping, discover the number of people in the area who would benefit from and use these maps, were they available, and determine if there is a real need for the maps. If they seem a desirable element, it is recommended that a system of financing the mapping (perhaps with major contributions from those who would use the maps to the greatest extent) be developed and the project be undertaken.

Soils

Moore County lies within both the Piedmont and Coastal Plain Provinces. The Piedmont Plateau Province, where Robbins is located, includes approximately 1/2 the area of the county, and is locally called the "clay section," while the Coastal Plain Province is known as the "sand country."

There is a variety of soil types in the Robbins area. None is conspicuously fertile. Soils in the Robbins area contain a number of minerals, but only pyrophyllite (talc) and sand, clay, and gravel are commercially exploited. Soils are prevailingly light in color,

ranging from light gray or yellowish gray to red and are predominantly low in organic matter.

Perhaps no county in North Carolina presents more striking contrasts in the color, texture, and structure of its soils than Moore. The soils of the southern part of the county are sands or loamy sands, light in color and of porous open structure, while the soils of the northern part are prevailingly fine textured and have a smooth, silty, floury feel. Loose sands and sandy loams permit a free and easy downward percolation of the rainfall, while in the heavier soils of the north, the runoff is much greater and erosion in many places is very pronounced. In the northwestern part of Moore County, where the Robbins Planning Area is located, the rock formations belong to the Carolina slate belt. The rocks of this belt have a very fine texture, a slaty structure, and a light-gray to dark bluish gray or dark greenish color. Included in the slates are intrusions of dense, massive, fine-textured rocks, which are dark-colored, hard and brittle, and very resistant to weathering. They give rise to several types of soils, differing materially in color, structure, porosity and fertility. These soils are classified in three series: Georgeville, Alamance, and Conowingo. Soils in the fourth series found in the Robbins area -- Congaree -- are made up of first bottom soils formed from reworked material brought down from the surrounding uplands by streams and deposited in their valleys. The soils in the Robbins area are further discussed in Table 1, and their locations are shown in Figure 3.

Sources:

W. Edward Hearn, Soil Survey of Moore County, North Carolina, (Washington: U. S. Government Printing Office), 1922.

Soil Conservation Service, U. S. Department of Agriculture, Raleigh, North Carolina

TABLE 1 -- SOIL SUITABILITY, ROBBINS PLANNING AREA, NORTH CAROLINA

Soil Name	Color Code for Figure 3	Description of Soil	Limitation for ---								
			Agriculture	Woodland	Trafficways	Industry	Septic Tanks	Public or Community Sewerage System	Camp Sites	Picnic Areas	Intensive Play Areas
Alamance Silt Loam		Moderately deep to deep, well drained upland soils with silt loam surfaces and yellowish, friable to firm silty clay subsoils	F-G	G	M	M	SE	S	M	M	M
Congaree Silt Loam		First bottom soils subject to very frequent overflow. Drainage ranges from well to poorly, but is chiefly poorly drained	F-P	G	SE	SE	SE	SE	SE	SE	SE
Conowingo Silt Loam		Moderately deep, moderately well-drained upland soils with gravelly silt loam surfaces and sticky impervious clay subsoils	F-P	P	SE	SE	SE	SE	M	M	M
Georgeville Silt Loam		Deep well drained upland soils with silt loam surfaces and red, friable to firm silty clay subsoils	F-G	G	M	M	M	S	S	S	S
Georgeville Gravelly Silt Loam		Deep well drained upland soils with gravelly silt loam surfaces and red, friable to firm silty clay subsoils	F-G	G	M	M	M	S	S	S	SE
Georgeville Stony Silt Loam		Moderately deep well drained upland soils with stony silt loam surfaces and red, friable to firm silty clay subsoils	P-F	G	SE	SE	SE	M	M	S	SE

KEY

Suitability for Agriculture and Woodland: G - Good; F - Fair; P - Poor.

Limitations for other use: S - Slight; M - Moderate SE - Severe.

SOURCE

United States Department of Agriculture, Soil Conservation Service, Raleigh, North Carolina

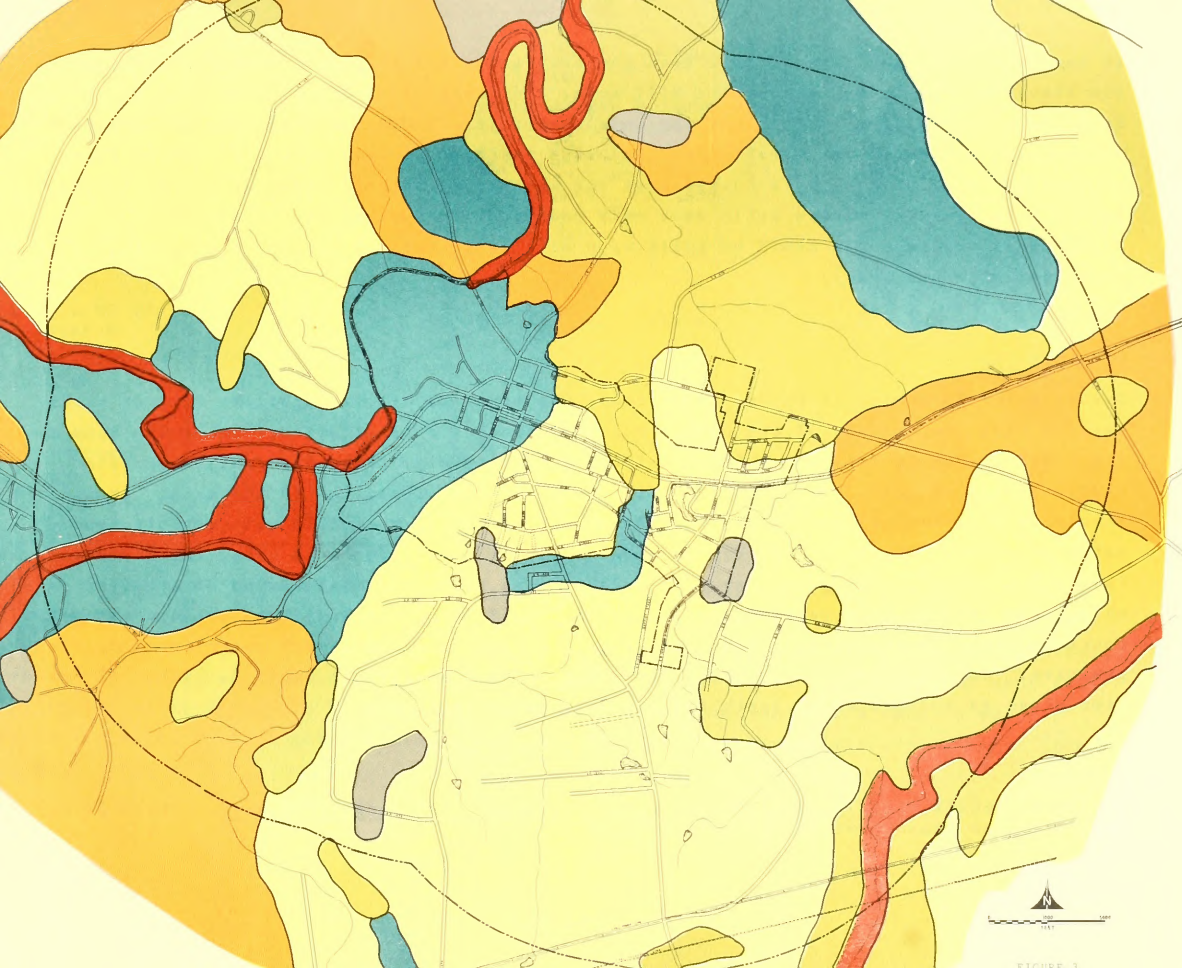


FIGURE 3

It can easily be seen from Table 1 that the best soils for purposes of urban development are Alamance Silt Loam, Georgeville Silt Loam, and Georgeville Gravelly Silt Loam. These soils have only slight limitations for development if a public sewerage system exists. These areas would not be suitable for intensive residential development if septic tanks were used. None of the soils in the area can adequately support urban development with septic tank systems. These soils have only moderate limitations for light industry and trafficways (these soils could be built upon with less cost and chance of misfortune than other soils in the area).

Ground Water

Ground water is stored in rocks. Therefore, the movement and availability of that water depends upon the quality of the rock. For this reason, a brief discussion of the rock in the Robbins Area is included. Mainly, it is a massive clay formation containing inter-bedded layers of sand. The Tuscaloosa is the basic rock formation in the area. It appears mostly as a series of beds of tan to reddish-brown, coarse to fairly well consolidated sandy clay, with loose sand at the surface. Beneath these weathered beds, the formation is light-gray to bluish-gray clay. This is not the thick, permeable type of aquifer which produces the most water in wells. Wells yielding more than 50 gpm are not common in Moore County. Bored wells in the Robbins area generally yield enough water for domestic purposes. Some information on wells near Robbins is presented in Table 2. This information gives an indication of depth and yield of wells in the area.

Source:

Philip G. Schipf. Geology and Ground Water Resources of Fayetteville Area. Washington: United States Department of the Interior, 1961.

Table 2
RECORDS OF SOME WELLS IN THE ROBBINS VICINITY

<u>Location</u>	<u>Depth (Feet)</u>	<u>Diameter (Inches)</u>	<u>Chief Acquifer</u>	<u>Yield gpm</u>	<u>Remarks</u>
1 mile NW of Robbins	102	6	Slate	10	
1 mile NE of Robbins	100	6	Slate	2	
Robbins	203	-	Slate	30	abandoned
2 miles W of Robbins	110	6	Slate	50	
2 miles S of Robbins	128	6	Slate	10	

There is a degree of acid in the ground water, which often rusts pipes and results in an iron content in water from wells. If this condition is remedied, the water is considered suitable for all uses. Ground water conditions are generally most favorable in low places, where the weathered zone is thick, and where quartz veins (flint rock) or dikes crop out. Municipal water supply in Robbins comes from Bear Creek, but wells are used in the unincorporated part of the planning area. All domestic water supplies are obtained from ground water.

Climate

The Robbins Planning Area is in the humid, subtropical climatic zone. The average annual temperature is 61.7 degrees. The summer mean temperature is 77.8 degrees, and the winter mean temperature is 43.7 degrees. The growing season average is 206 days. The annual precipitation is 47.55 inches. Snowfalls are generally light and remain on the ground for only a few days. Average snowfall is 2.5 inches.

SERVICES

The services an area offers, while a different kind of potential from that made available by nature and the environment, are an extremely significant factor in determining how well an area is equipped to attract and handle urban development. Services are an important resource. For this reason, they are briefly surveyed here.

Power

Electric power is supplied throughout the area on request by the Carolina Power and Light Company through Troy.

Telephone Communication

The United Telephone Company of the Carolinas, Inc. serves Robbins and its neighbors -- Carthage, Pinehurst, Southern Pines, and Vass. The nearest Western Union Office is in Carthage.

Transportation

The commercial airfield closest to Robbins is the Pinehurst-Southern Pines Airport located between Southern Pines and Carthage. Piedmont Airlines operates there from October through May. Private charter service is available at all times. Further, there are plans to build an airfield in Robbins (see Land Development Plan, Figure 15). The nearest year-round commercial airports are located at Charlotte, Raleigh, Fayetteville, Greensboro, High Point, and Fayetteville.

Queen City Trailways runs one bus schedule a day through town, connecting Robbins with Fayetteville, Charlotte, Winston-Salem, Greensboro, and Raleigh. The main line of the Norfolk and Southern Railroad between Raleigh and Charlotte passes through Robbins. It connects with the main line of the Seaboard Airline at Raleigh and Aberdeen. In Aberdeen, connections are also available through the Aberdeen and Rockfish Railroad to the Atlantic Coast Line in Fayetteville. Service is thus available to all points.

Medical Care

Hospitals can be found at Southern Pines and Pinehurst. Robbins has a 10 bed clinic with modern equipment and 24-hour ambulance service.

Education

Children go to elementary school at the Robbins Primary School (grades 1-4) downtown, grade school at Elise Elementary School (grades 5-8), and high school at the North Moore School, a new consolidated high school (Robbins, Westmoore, Highfalls) three miles to the north.

Protection

Adequate police and fire protection are provided. There are three fire trucks and a 1,000 gallon tanker in Robbins.

Sewerage

Water pollution is a serious problem. Pollution ruins beautiful scenery, spawns disease, kills fish, eliminates whole river basins as recreation potential, and necessitates a great deal of expensive treatment before a stream can be used for a municipal water supply.

Bear Creek, the river which forms Robbins' western boundary, is polluted. Deep River, into which it flows, is polluted. The entire Cape Fear River Basin of which Deep River and Bear Creek are parts, is also polluted. There are, of course, degrees; but all pollution is harmful and costly.

One of the more obvious ways in which to lessen the degree of pollution is to provide adequate treatment of sewage before it is discharged into streams. Raw sewage, or sewage given only perfunctory treatment, is an extremely dangerous source of pollution.

Not all of Robbins is served by sewer lines. Omissions occur primarily where a pumping station would be necessary. Existing treatment is extremely inadequate. Currently, there is no treatment at all, as the existing plant is "obsolete and has not operated for years."¹ In 1950, when population and industry were in smaller quantities than now, the population

¹ John L. Frye, "Mayor Frye Answers Letter on Recent Sewer Rate Increase," Robbins Record, July 12, 1966.

ROBBINS
NORTH CAROLINA

AREAS SERVED BY
WATER AND SEWER

LEGEND:

-  AREAS SERVED BY WATER
-  AREAS SERVED BY SEWER
-  AREAS SERVED BY SEWER AND WATER

SOURCE:
TOWN OF ROBBINS
WATER MAP AND
SEWER MAP



SCALE

FIGURE 4

equivalent in sewage measured in Bear Creek was 2,934 people. This means that the water was as polluted as if the sewage of 2,934 people had been dumped into it. The population equivalent before treatment was 3,912. In other words, not much treatment was being effected in 1950. As even less is being done now, so the population equivalent in sewage being dumped every day into Bear Creek is at least 4,000 people. It is good that the Town of Robbins is building a new sewage treatment plant. Located on Bear Creek outside the city limits, the three-quarter million dollar plant should be completed early in 1967. The population equivalent of the plant is 10,000 people. The plant will perform complete treatment and will serve the area shaded blue on Figure 4.

Water

Above Robbins, Bear Creek is polluted from untreated sewage and/or industrial waste from Biscoe, Candor, Star, and Seagrove. These facts indicate that water must be carefully treated at the municipal water plant. Treatment in Robbins is as follows: prechlorination, sedimentation, coagulation with alum, rapid sand filtration, postchlorination, final adjustment of PH with lime, and addition of Calgon for corrosion control.

The water plant's capacity is 1,000,000 gallons per day. Water is stored in two elevated tanks of 100,000 and 300,000 gallons, and a clear well of 300,000 gallons. The water service area in Robbins is shown in Figure 4. As can be seen, water is provided throughout the town where development exists and to serve some users beyond the town limits.

Sources:

State Stream Sanitation Committee, Cape Fear River Basin Pollution Survey Report, (N. C. State Board of Health, Raleigh), 1957.

North Carolina Department of Water Resources, Chemical and Physical Character of Municipal Water Supplies in North Carolina (Raleigh: State of North Carolina, 1961), p. 144.



LAND USE SURVEY & ANALYSIS

I N T R O D U C T I O N

The first element completed by the Robbins Planning Board with the assistance of the Division of Community Planning was a base map of the planning area. This map, at a scale of 400 feet to the inch, was prepared as a first step in a group of studies which will result in the preparation of the Land Development Plan for Robbins. Land use in the Town is shown in Figure 5 while land use in the unincorporated area appears in Figure 6.

Shown on the base maps are buildings, streets, railroad lines, rivers, ponds and power lines. Also shown on the maps are the uses to which each parcel of land is put. The base maps were drawn after a series of field surveys by the Division of Community Planning in 1965 and 1966. An analysis of the land uses found, relationship to other land uses, and the total percentage of land devoted to each use are among the subjects discussed in this section of the report. Included in the surveys was a study of housing conditions in the Town of Robbins and in the one-mile unincorporated area.

The information collected in the survey of the Robbins Planning Area has been recorded in the following major categories:

- Residential
- Trade
- Services
- Transportation, Communication, and Utilities
- Resource Production and Extraction
- Cultural, Entertainment, and Recreational
- Manufacturing
- Undeveloped Land and Water Areas

The uses of land in these categories were tabulated by number of acres, percent of the total area, and percent of the developed area for the town, unincorporated area, and entire planning area. These tabulations are reproduced in Table 3, Page 27.

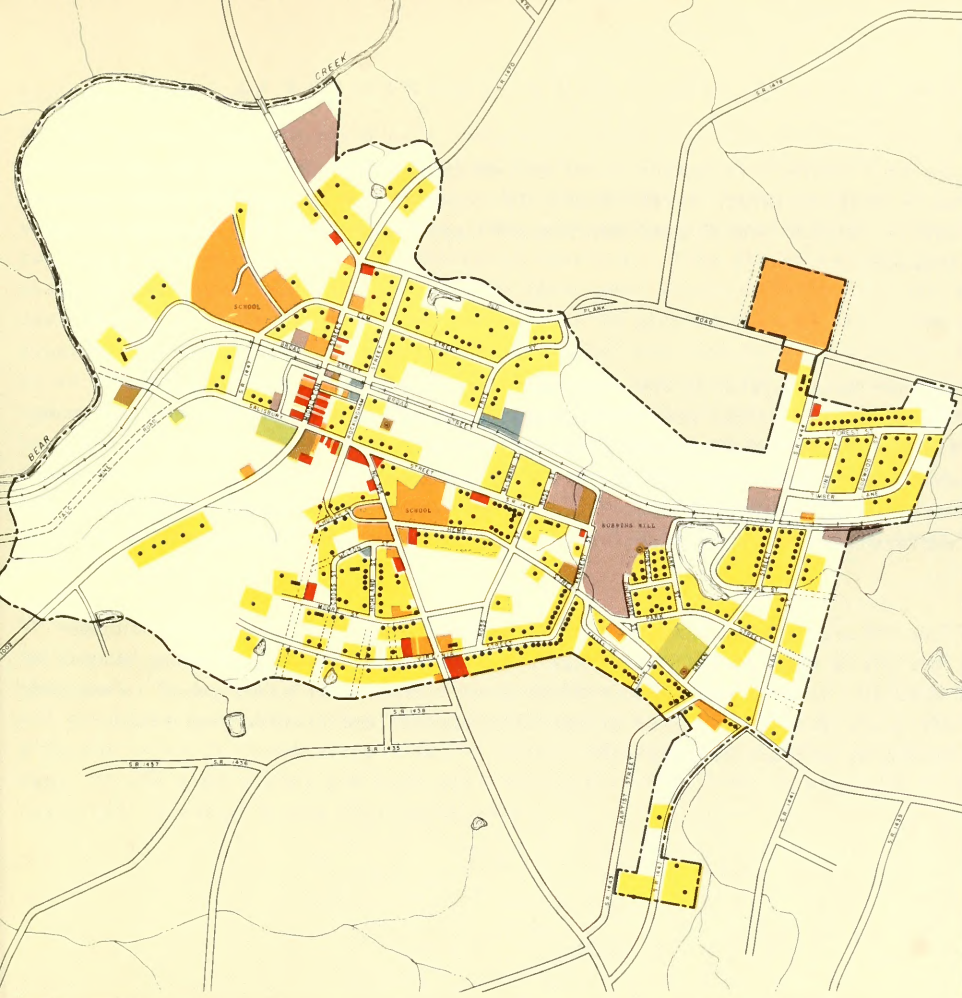
Property lines are essential for accurate measuring of the amount of land in each use. This information was not available for the Town of Robbins because there are no tax maps. To overcome this handicap, extensive use was made of aerial photographs which often quite clearly show lot boundaries. The members of the Planning Board added to this endeavor their knowledge of the town. The quantity of land in each use was then measured. Results are not exact but are generally adequate for planning purposes.

Land use information could be utilized in the following ways:

1. Developing future land uses in a healthy relationship to each other.
2. Determining a future thoroughfare plan which will adequately serve existing and future urban development in the Robbins Planning Area.
3. Determining the quantity of land to allocate in the future to each use by studying existing uses and percentages devoted to each use.
4. Studying the existing functional arrangements of land uses to determine how existing difficulties can be solved and future problems avoided.
5. Developing a source of land use information permanently and readily available.
6. Determining the intensity of present development and planning the most desirable density for the future.
7. Determining the condition of the housing stock, of which structures should be torn down, and of where replacement housing should be built.

ROBBINS
NORTH CAROLINA

EXISTING
LAND USE



LEGEND:

- RESIDENTIAL
- TRADE
- SERVICES
- CULTURAL, ENTERTAINMENT
AND RECREATIONAL
- TRANSPORTATION,
COMMUNICATION AND UTILITIES
- MANUFACTURING
- RESOURCE PRODUCTION
AND EXTRACTION

VACANT

SOURCE:
DCP FIELD SURVEY, 1965



SCALE
FIGURE 5

F A C T O R S T H A T S H A P E D E V E L O P M E N T

A study of factors that shape development is an extremely significant source of information and a clue to use in judging future development. It is important to identify these factors, for they help explain reasons behind past and present development and hint at how to plan for future development.

Magnets

Schools, wherever they have existed, have exercised a profound influence on physical development. Knowing this, one can predict that an increasing number of families may want to settle near the new North Moore School, north of Robbins. This facility will not only encourage new residents to settle in Robbins but also encourage Robbins' residents to move in a northerly direction. This is an example of the operation of a magnet. Other examples of magnets are employment centers, recreational areas, and good municipal services (such as water and sewer).

In planning for its future, a town can use magnets in two ways. First, it may encourage their placement (or place them itself, if it has the authority) in selected areas (based on recommendations made in the Land Development Plan) where residential development is sought. Secondly, town officials should take note of existing magnets and realize that these magnets will continue to attract development.

Availability of Land

People can buy land and build on it only when it is available for sale at a price they can afford. Much of the vacant land in Robbins exists, not because there is no one to buy it, but because there are no sellers. Fearful either of taxes on their profits from land sales or of undesirable development, some land owners are disinclined to sell. This practice creates a somewhat inefficient pattern of land use. This statement does not mean that every piece of land must be built upon (and no open space exist) in order to have efficient land use. Rather, the location of open spaces must be planned just as development is planned. A parcel of open land, fronting on a paved street and with water and sewer lines nearby is an extravagance when there is no one living on the land to pay utilities and help the other town residents meet the tax burden. Attractive open spaces can prosper on sites unsuitable for structures. These sites may be unserved by sewers and other utilities, inadequately drained for housing purposes, possess great slope, or lie in an area away from the direction in which development is going. Urban development should take place where land and services most adequately support it, and open space should be developed on sites suitable for it.

If some of this vacant land is not made available, those who want to build new homes will have to go outside of town. Residents of the unincorporated area do not add to the town's tax base. It is much more sensible to encourage development where services already exist and have been paid for. Town officials can encourage the subdivision of land in town by offering to pay a larger percentage of water and sewer installation costs than they now pay. By the same token, the town can require the subdivider to pay 100% of all improvements installed in subdivisions outside of town.

ROBBINS
NORTH CAROLINA
UNINCORPORATED AREA

EXISTING LAND USE

LEGEND:

•	RESIDENTIAL
	TRADE
	SERVICES
	CULTURAL, ENTERTAINMENT AND RECREATIONAL
	TRANSPORTATION, COMMUNICATION AND UTILITIES
	RESOURCE PRODUCTION AND EXTRACTION
	VACANT

SOURCE:
DCP FIELD SURVEY, 1965

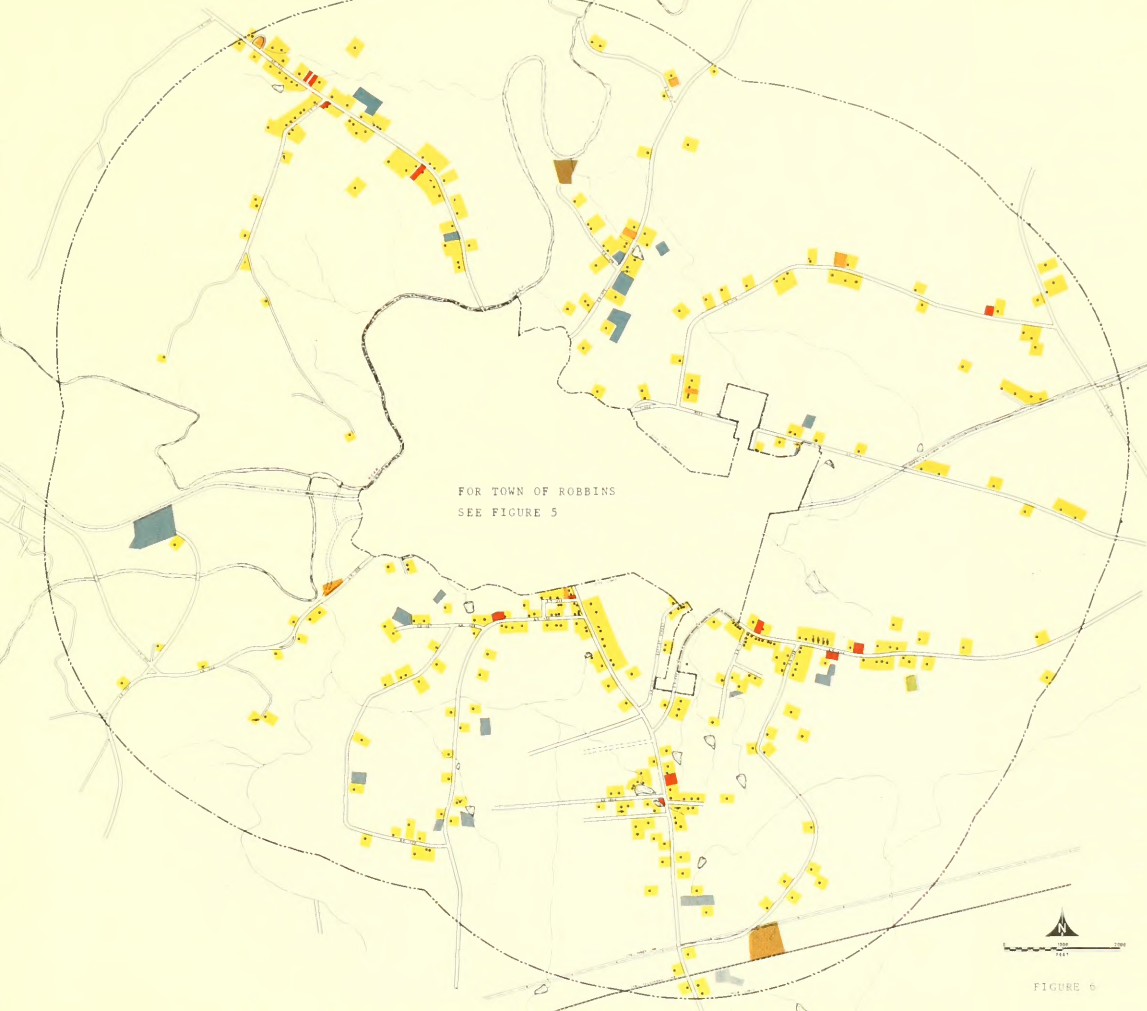


FIGURE 6

Accessibility of Land

Houses on paved streets are generally more attractive to home buyers. A town can use this behavior pattern to plan for sound development. In selected areas, streets can be opened and paved by the town to encourage development, while in other areas, the town can discourage development by refusing to accept dedicated streets (if the land should not, for some reason such as health, be built upon), by refusing to help with the grading and paving, or simply by building streets elsewhere and opening up other areas.

Too often, however, streets are laid out in haphazard fashion, snaking about town in an unguided way, not conducive to movement of traffic and leaving hard-to-develop parcels of land in their wakes. Streets must be built with all other streets in mind, and considering total accessibility -- not only access to single parcels of land. Streets must also serve the very important function of efficiently moving traffic. This goal cannot be attained unless a wide view is taken. The Land Development and Thoroughfare Plans will help provide the town with a sense of perspective. These Plans should be the basis on which to work toward the goal. Because of lacks of restraint and of planning, accessibility of land in Robbins is at present not at all at an optimum.

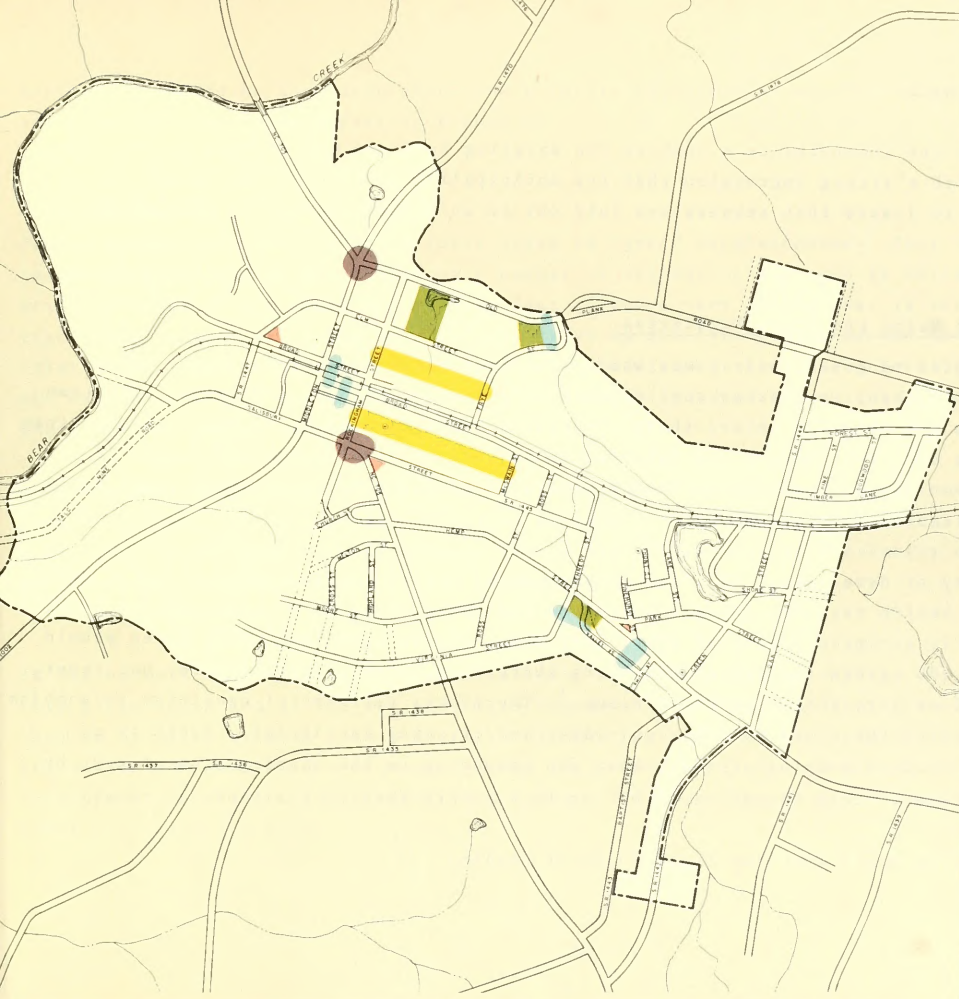
The streets in Robbins (see Figure 7) do not efficiently move traffic. Further, many of them form oddly shaped blocks which leave patches of land with no street access, or double-frontage lots. Further, land uses and proposed land uses have not determined the width of streets. For optimum ease of access to land, "major" (collector and major thoroughfare) streets should be wider than "minor" (residential, minor access, and cul-de-sac) streets. Major streets move traffic from one area to another, while minor streets move and distribute traffic within an area. The differential in width insures that each street will be able to serve its function properly, and that, for example, no major traffic travels on

ROBBINS
NORTH CAROLINA

UNDESIRABLE
STREET ARRANGEMENTS

LEGEND:

-  DANGEROUS INTERSECTION
-  STREETS TOO CLOSE TOGETHER
-  STREETS TOO FAR APART
-  LOT WITH DOUBLE FRONTAGE
-  ODD SHAPED PARCEL OF LAND



SCALE
FIGURE 7

residential streets.

A drive through the community or a look at the existing land use map (Figure 5) will leave the observer with a strong impression that the municipality of Robbins has failed in its responsibility to insure that streets are laid out in an orderly manner to promote ease of access.

Availability of Water and Sewer Facilities

Most people prefer to build their homes where municipal water and sewer service are available. This, then, is another tool which can be used to guide development. The town can decide when and where to extend these facilities, both in and out of town. Sewer lines and water lines can, for example, be extended in advance of development to attract it. Further, the town is not required to extend water and sewer mains where urban development would be undesirable.

Further, density of development is often determined by whether or not there is water or sewerage. For health reasons, density should be low where there is no municipal water or sewer. Generally accepted standards state that where septic tanks are used, homes should be built on 15,000 square foot lots, and where there is neither municipal water nor sewer, 20,000 square foot lots should be the minimum.¹ Therefore, residential densities in Robbins should be low where there are no municipal water and/or sewer facilities. Recently an unsewerable (without a pumping station) area was opened up on the western side of town by a private developer. Lots should be 20,000 or more square feet in size and the county

¹ Standards set by North Carolina State Board of Health.

sanitarian should be consulted about the possible advisability of even larger lots. Sewer and water service areas appear in Figure 4.

Local Traditions

People generally prefer to build their homes in "good" neighborhoods. What constitutes a "good" neighborhood is determined by a number of obvious things such as attractiveness and price of homes in the area; but another factor, and a very strong one, is the local tradition. Almost all towns have an area known as the "wrong side of the tracks" or by some other term. Rents and the price of land are often less in these neighborhoods, and those who cannot afford to build or rent in "good" neighborhoods often must build or rent in these less desirable neighborhoods.

This element, because there is a great deal of tradition involved, is often hard for the town to affect. It is possible, however, to restrict the "wrong side of the tracks" to a small area by encouraging good housing around its fringes and by preventing unattractive neighborhoods from developing in the future.

It can be seen from this brief discussion that it is possible to explain why development took place where and in the way it did in the past, and also that there are a number of handles by which to grip land planning. All that a town must do is formulate idea-plans and muster the determination to carry them out, using knowledge of factors that shape development as means to effectuate them. The following pages provide the basic land use facts with which to work.

R E S I D E N T I A L U S E

Any dwelling unit that provides permanent housing can be classified as a residential use. Residential uses occupy the greatest percentage of developed land in the Town of Robbins (44.3%). Dwellings are predominantly single-family on lots that appear to be adequate in size. In recent years, most of the new construction has taken place in the eastern sector of town. However, with the advent of the new North Moore Consolidated High School, residential development is moving in a northerly direction. Much of this movement is being felt beyond the corporate limits. In the unincorporated area, residential use amounts to 42% of the developed land area. Most of these dwellings are located along the roads leading into town, becoming more concentrated as proximity to the town increases. Approximately four-fifths of the dwellings in the unincorporated area are non-farm. Most of the people commute to work and do not farm for a living (for further information on this phenomenon, see the population section of this report and Table 14 in that section). Generally speaking, homes are attractive in most areas. Some lawns are outstanding examples of beautiful landscaping.

Topography and soil considerations do not seem to have been dominant influences on site selection, except in river bottom areas and adjacent land subject to flooding where no one could build. Although streams and numerous narrow valleys could be taken advantage of and used as dramatic and attractive green areas, there seems to have been little good use made of them as either public or private resources. These valley areas could become the structuring spines of future residential development.

There are some areas in town where residences are spaced much too closely together and where homes are crowded onto small lots. For example, lots seem quite narrow on the north

TOWN OF ROBBINS

LAND USE CATEGORY	ACRES	% OF DEVELOPED LAND	% OF TOTAL AREA
Residential	125	44.3	20.4
Trade	5.2	1.9	.9
Services	31.1	11.2	5.2
Cemeteries	10.7		
Schools	12.2		
Churches	3.9		
Other	4.3		
Cultural, Entertainment, and Recreational	4.3	1.5	.7
Manufacturing	20.2	7.2	3.4
Resource Production and Extraction	1.8	.6	.3
Transportation Communication and Utilities	94.0	33.3	15.6
Railroad	19.5		
Unopened Streets	6.0		
State Streets	29.3		
Local Streets	36.0		
Other	3.2		
Total Land Developed	281.6	100.0	46.5
Land Vacant -- Undeveloped	324.4		53.5
Land and Water Area			
Total Land Area	606.0		100.0

TABLE 3

LAND USE, ROBBINS PLANNING AREA

UNINCORPORATED AREA			TOTAL PLANNING AREA		
ACRES	% OF DEVELOPED LAND	% OF TOTAL AREA	ACRES	% OF DEVELOPED LAND	% OF TOTAL AREA
175	42.0	3.3	300	43.0	5.2
2.4	.6	.1	7.6	1.1	.1
2.6	.6	.1	33.7	4.8	.6
1.9	.5	.1	6.2	.9	.1
- 0 -	- 0 -	- 0 -	20.2	2.9	.4
16.8	4.0	.3	18.6	2.7	.3
26.6 169.4 21.1	52.3	4.2	311.1	44.6	5.4
415.8	100.0	8.1	697.4	100.0	12.1
4732.1		91.9	5056.5		87.9
5147.9		100.0	5753.9		100.0

side of First Street, on Green Street north of Shore, on Lake and Front Streets, on Hemp between N. C. 705 and Ross and between Smith and Baptist, and on Kennedy south of Hemp (see Figure 8). It is desirable for lots to be 80 feet or more in width, as most of today's houses are wide structures. Further, most zoning ordinances justifiably require front yard, side yard, and corner yard setbacks, which reduce the buildable area of a lot. Small lots would be rendered almost unbuildable by such provisions. Often zoning ordinances also require at least one parking space -- off the street -- per residence. This provision necessitates a driveway. Playspace for children away from streets and traffic is another reason for large lotting. Privacy is another consideration. Houses built close together on narrow lots do not afford much privacy.

Large lot width requirements have other advantages. They discourage the long, narrow lots which bring with them such problems as double frontage and odd-shaped parcels of land -- the leftovers after the long narrow lots have been carved out of a block. Both results are undesirable. Double frontage lots are wasteful, in that one of the streets serving such lots is doing only half service (serving only the houses across the street); and expensive, when properties are assessed for curb and gutter, sidewalk, paving, or other street improvements. Odd-shaped lots are difficult to build upon and generally remain undeveloped "dead" spaces. These spaces are often unattractive as well as unprofitable to the land-owner.

Although there is a great deal of residential space remaining in the town, residential development is strung out along the roads leading into the town as well. The absence of sewer facilities in some areas may be one of the reasons for the vacant land in town (see Figures 4 and 5). The southwest section of town cannot be served without a pumping station, for example, and there is little development in this area.

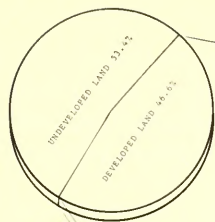
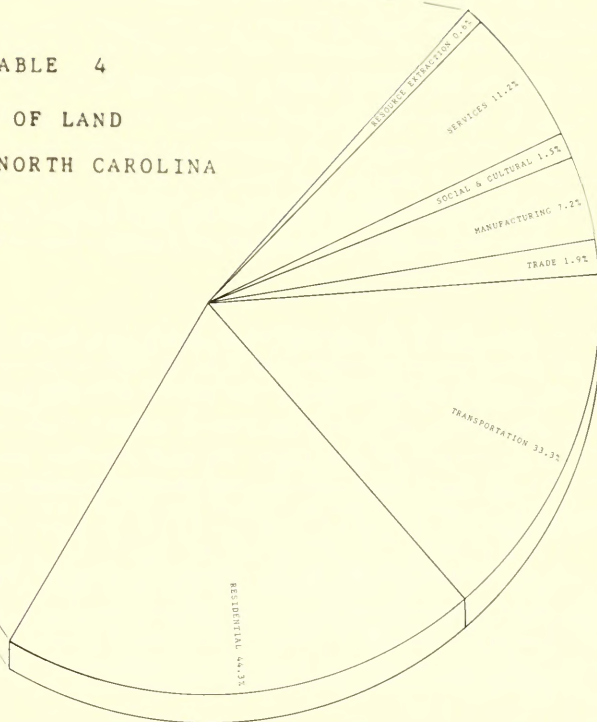


TABLE 4
USE OF LAND
ROBBINS, NORTH CAROLINA



There are almost as many dwelling units (333) in the unincorporated area adjacent to the Town as there are in Robbins (373). Many of these dwellings are non-farm. The fact that there are so many non-farm homes in the unincorporated area indicates that many people who could just as well have lived in town chose not to do so. This is an indication of the strength of the Town of Robbins as a magnet for settlement.

Scattered development, strung out along roads, is generally undesirable and unattractive. Zoning is needed to control the type of development in the Robbins Planning Area. In addition, it is costly to provide the needed municipal services and facilities such as water, street lighting and fire and police protection to scattered strip development. If there is to be sizeable residential development of a non-farm nature in the unincorporated area, the homes should be grouped in large-lot clusters to facilitate service, protection, and attractiveness.

Where the supply of conventional dwellings at an "affordable" cost is unavailable, mobile homes often serve as dwelling units. There are eight mobile homes in town and ten in the unincorporated area. Since the need for regulations has apparently never been felt, the town has little control over mobile homes. They may be parked anywhere in town, individually on a lot, or sharing a lot with another dwelling unit. Generally, the mobile homes are attractive. However, the areas beneath them are unmaintained and unsightly.

Robbins has few non-white residents. Two were noted in the 1960 Census. Outside the corporate limits, non-white residents comprise 9.4% (606) of the total population of the two Townships (6,418). They live primarily along N.C. 1478 and northwest on N.C. 705.

One of the surveys of the Robbins Planning Area was concerned with housing conditions. The principal reason for a housing survey is to identify blighted areas where corrective measures such as demolition or restoration are needed to improve the neighborhood environment.

The condition of each dwelling was appraised as to its external appearance. The buildings were then classified as sound, deteriorating, or dilapidated. The system used to evaluate and classify each house in Robbins follows:

Sound

The dwellings in this classification have either no defects or only minor deficiencies. Minor defects are usually the result of weathering and the ordinary use of a building. Generally, they can be corrected by regular maintenance performed by the owner or occupant of the structure.

Deteriorating

The dwellings in this category require more extensive repairs than those in the first category to bring them up to standard. Structural defects which expose the occupants of the building to uncomfortable, unsafe, or hazardous conditions are readily evident. Major repairs are necessary to improve these houses.

Dilapidated

Dwellings in this classification are unsuitable for habitation. The quality of the structures alone poses a serious threat to the health and safety of the occupants. Such large-scale repairs and reconstruction are required to bring these houses up to standard that the cost is often too great to justify, and it may be unfeasible to rehabilitate them. Many buildings in this category are usually abandoned. Both these houses and dilapidated housing which continues to be occupied should be demolished. 1/

The result of the survey conducted by the Division of Community Planning is shown in Table 5.

1/ U.S. Bureau of the Census. U. S. Census of Housing, 1960, Vol. 1, States and Small Areas, North Carolina. Final Report HC (1)-35. U.S. Government Printing Office, Washington, D. C., 1961.

TABLE 5
 CONDITION OF HOUSING IN THE ROBBINS PLANNING AREA
 RESULTS OF DIVISION OF COMMUNITY PLANNING EXTERNAL SURVEY, 1965-1966

	TOWN OF ROBBINS			UNINCORPORATED ONE-MILE AREA		
	<u>Number</u>	<u>Percent</u>	<u>Mobile Homes</u>	<u>Number</u>	<u>Percent</u>	<u>Mobile Homes</u>
DWELLINGS	373	100.0	8	333	100.0	10
SOUND	285	76.4	8	227	68.2	10
DETERIORATING	69	18.5		52	15.6	
DILAPIDATED	19	5.1		54	16.2	

In 1960, the United States Bureau of the Census surveyed housing conditions in Robbins. Census figures are based on a study of the inside of the house as well as the outside. Census figures for the Town of Robbins appear in Table 6.

TABLE 6
 CONDITION OF HOUSING IN ROBBINS
 RESULTS OF THE BUREAU OF THE CENSUS SURVEY, 1960

		<u>Number</u>	<u>Percent</u>
SOUND		259	69.3
With all plumbing	238		
Lacking some or all plumbing	21		
DETERIORATING		100	26.7
With all plumbing	52		
Lacking some or all plumbing	48		
DILAPIDATED		15	4.0
TOTAL		374	100.0

Source: United States Bureau of the Census, 1960 Census of Housing.

It can easily be seen when comparing this survey with the results of the external housing survey that much more appears from seeing the interior of a house than is visible from the outside. It is also interesting to note the number of houses lacking plumbing in 1960. There were at least 69 homes in that condition. This amounts to about 18% of the entire housing stock of Robbins.

There are several isolated dilapidated and deteriorating houses scattered about Robbins (see Figure 8). However, the greatest quantity is found in the central and south central part of town. It is in these areas, also, that there is a great mixture of land uses. This situation may account for a good deal of the deterioration and dilapidation, for often when land uses are mixed, the result is not salubrious for any of the uses. Another reason for the poor housing conditions is the small lotting referred to previously. Most of the blighted houses are quite close together on what are probably 60 x 80 or 60 x 100 foot lots. Houses in other parts of town, where deterioration and dilapidation are for the most part absent, are built on larger lots, and are as a result less close to each other. They are thus both more desirable and more worthwhile to repair.

Outside of town, housing condition conforms to no particular pattern (see Figure 9). There are a few very small clusters of dilapidated and deteriorating buildings, but for the most part they are scattered throughout the unincorporated area. Many of them are farm dwellings, but there are also some non-farm homes added into the total.

As can be seen in Table 5, although there are more deteriorating houses in town than outside of it, there are far more dilapidated houses in the fringe area than there are in the town. These facts suggest that a slightly different emphasis be placed on these different areas when solving their problems. In town, emphasis should be placed on repairing

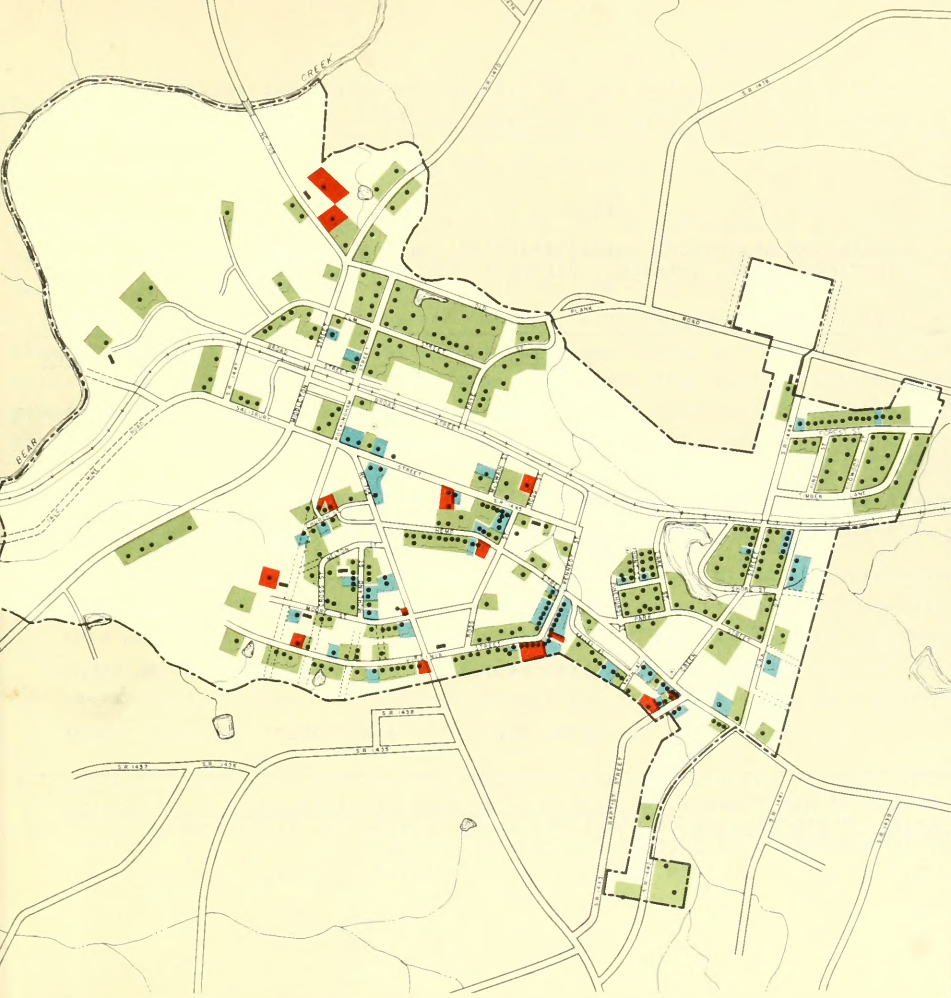
ROBBINS
NORTH CAROLINA

HOUSING
CONDITIONS

LEGEND:

- STANDARD
- DETERIORATING
- DILAPIDATED
- TRAILER

SOURCE:
DCP HOUSING APPEARANCE
SURVEY, 1963



SCALE
FIGURE 8

deteriorating houses and on eliminating the few dilapidated homes that exist. In the fringe area, the emphasis should be more on clearance for here there are more homes beyond repair.

TABLE 7
COMPARISON OF HOUSING CHARACTERISTICS FOR MOORE COUNTY,
SOUTHERN PINES, ABERDEEN, CARTHAGE, AND ROBBINS, 1960

Place	Total Housing Units	Sound		Deteriorating		Dilapidated	
		No.	Percent	No.	Percent	No.	Percent
Moore County:							
Rural Non-farm	7566	5122	67.7	1435	19.0	1009	13.3
Moore County:							
Rural Farm	1788	1167	65.3	432	24.2	189	10.5
Southern Pines	1905	1317	69.2	292	15.3	296	15.5
Aberdeen	531	418	78.7	88	16.6	25	4.7
Carthage	419	353	84.2	43	10.3	23	5.5
Robbins	374	259	69.3	100	26.7	15	4.0

Source: U. S. Bureau of the Census. U. S. Census of Housing, 1960, Vol. 1, States and Small Areas, North Carolina. Final Report HC (1)-35. U. S. Government Printing Office, Washington, D. C., 1961.

In Table 7 the condition of housing in Robbins is compared with other relevant nearby areas. Robbins does not compare favorably with Aberdeen and Carthage. It can be seen that this is one of the more serious problems with which Robbins must deal.

The future occurrence of substandard housing can be minimized by the enforcement of housing, building, plumbing, fire, and electrical codes, the adoption of good subdivision and zoning laws and good municipal services. To repair the deteriorating homes, a number of courses of action are possible. Suggestions include "clean-up, paint-up, fix-up" weeks; clean-up programs that would be community wide in scope sponsored by the civic clubs; sending pictures of their properties to absentee landlords, encouraging them to repair their properties; a trash pickup day with Boy Scouts or a similar organization providing manpower; and "house of the month" and "lawn of the month" awards.

If the town is not financially able to solve its problems alone, urban renewal funds are available from the Federal Government. A program of urban renewal has five parts.

1. Redevelopment takes place in areas where dilapidated structures predominate. Land is completely cleared. It is then made available to public and private agencies, and they may erect on that land anything that is in accordance with the development plan. Redevelopment may be done totally with private funds; but generally, towns make use of the Federal Government's offer to defray the tremendous cost by paying at least two-thirds of funds required to clear the land.
2. Rehabilitation is undertaken in neighborhoods with houses and other land uses worth saving. Such structures are in the earlier stages of blight or deteriorating, and are repaired and altered by property owners. Also under the heading of rehabilitation come the removal of the few buildings in an area that are not worthy of repairing; provision

ROBBINS
NORTH CAROLINA
UNINCORPORATED AREA
HOUSING CONDITIONS

LEGEND:



SOURCE:
DCP HOUSING APPEARANCE
SURVEY, 1965



FIGURE 9

of needed public improvements; and conservation of sound structures.

3. Conservation applies in areas with sound housing. This technique prevents blight. Tools are providing adequate parking space, "clean-up, paint-up, fix-up" weeks; rigid enforcement of codes and ordinances (especially as to minimum housing, building inspection, land use, subdivision, and density); high zoning standards which businesses in residential areas must meet; and good municipal services, sanitary facilities, parks, schools, and utilities. New ordinances might be enacted which relate to littering and general yard and house neatness.
4. Public Education is a very important addendum to this program. It goes along with the phases listed above and applies to both social and physical environment. The public must be taught about and given enthusiasm for the project so that they will know about and want to participate in it.
5. Citizen Participation is important at all levels. The city belongs to the citizen. It is his, he made it, and he is responsible for it. It cannot be improved without his help. Citizen groups should be started in each neighborhood. Working under captains, these groups can solve their particular problems and coordinate with city-wide programs.

Urban renewal in small towns is often fraught with complications and such major problems as the lack of a market for cleared land. Renewal should be entered into with full knowledge of the problems involved and only when no other solution presents itself.

T R A D E

Trading activities in Robbins are located primarily in the downtown central business area. Most of the 5.2 acres (see Table 3) devoted to trade are concentrated within a two- or three-block area on Middleton and Salisbury Streets (see Figure 5). This is the central business area of the town. It is, in fact, the only commercial area in town. No shopping center or neighborhood business district of any size exists.

Very few of the stores in Robbins were vacant at the time of the land use survey. This condition and the fact that shops are well maintained indicate that Robbins has a very vital central business district. Often, empty store fronts and disrepair indicate that a town is losing customers and that store owners have closed their stores or do not repair them because they are no longer making enough money to stay open. This means that shoppers are going elsewhere and that the trade area is shrinking. Too, it can mean that a shopping center has been built which is taking business away from the downtown. However, this is obviously not the case in Robbins. The town's economy is further discussed later in this report.

Only seven trade establishments are not located near the downtown center. For the most part, trade uses are concentrated in the central business area and do not mix with other land uses. This is good not only because incompatible mixes of land use are unhealthy, but also because if all of the trade uses are located in one central area, the shopper can satisfy his needs more easily and in less time. This statement becomes less and less true, of course, as a town grows larger, but at Robbins' current and projected size (see Table 15), it will be no hardship for the shopper to travel the few blocks to the downtown.

In the unincorporated portion of the planning area, 2.35 acres or .6 percent of the developed land is devoted to trade. Trade structures are scattered primarily offering necessary shopping services to inhabitants of this rural area.

S E R V I C E

Services and trade are the two uses that predominate in the central business district in most towns. In Robbins, the service uses, like the trade uses, proliferate along Middleton and Salisbury -- the business streets mentioned in the Trade discussion. 4.73 acres (of the total service category of 31.07 acres) are concentrated in the central business area. This is almost as much land as is devoted to trade. The percentage of total service land located in the central area is not so small as it looks for it is the services that require less space which are located in the downtown area where land is costly and taxes are high. Service uses which require more space are located on land that is less expensive.

Services in town outside the central business area include the two schools (12.20 acres), the two cemeteries (10.67) acres, and the four churches (3.88 acres). There are also a few service-variety shops (for example, a watch repairing establishment) scattered throughout the urban area although most of these, as mentioned above, are concentrated in the central business district.

Outside of town, service uses take up 2.57 acres or .62 percent of developed land in the unincorporated area. Three churches and a cemetery account for this coverage.

Because the school system in Moore County is presently in a state of change and reorganization, it is impossible to discuss the adequacy of school sites. Changes should be closely studied together with projected enrollments, so that adequate school sites can be provided well in advance of actual need.

T R A N S P O R T A T I O N , C O M M U N I C A T I O N , A N D U T I L I T I E S

Transportation uses always take up a very large portion of land. It is important for trafficways to exist to move people about in an efficient manner. With the advent of first one car and then two cars for nearly every family, these roads have had to be widened and extended to reach to more and more destinations. Hence, the large amount of land devoted to transportation uses.

In the Town of Robbins, 19.5 acres are devoted to the railroad tracks and station, 6.0 acres to unopened streets which are platted on the town maps, 29.3 acres to town streets for which the state is responsible, 36.0 acres to local streets, and 3.2 acres to other uses (this includes communication and utilities). The grand total amounts to 94 acres, or 33.3 percent of the developed land in the Town of Robbins, and 15 percent of the total area inside the town limits.

Twenty-five percent of developed land is the commonly accepted optimum to be devoted to streets. Robbins' percentage is far greater and even at that the town is not well served by its streets. Movement from one side of town to another is not efficient. There is only one street -- Plank Road -- which goes from one side of town to the other. Middleton is the only through north-south street without a serious jog. Further, some houses have

been built in rights-of-way and in the paths of platted but unopened streets (see Figure 12); and intersections occur at undesirable angles (see Figure 7); streets that intersect each other at angles of less than sixty degrees not only create dangerous traffic situations but also leave oddly-shaped parcels of land which are extremely difficult to develop.

Streets are an extremely expensive investment. Further, because of the cost and the physical nature of the improvement, any mistake is almost permanent. For these two reasons, extreme care should be given to street opening, dedicating, and paving. It should not be a haphazard undertaking.

The water plant is another use belonging in this category, as are the three parking lots (serving the large grocery store, Robbins Mill, and the Carolina Lace Plant), and the freight station. In the unincorporated portion of the planning area, 217.73 acres or 52.3 percent of developed land is devoted to the transportation, communication, and utilities use. Outside of town where there is little land developed, roads often tend to assume a disproportionate share of the developed land. As more of the land develops, however, the high percentage of land in roads will decline.

26.6 of the 217.73 acres developed for this use outside of town are devoted to railroads; 169.43 to state roads, and 21.1 acres to other uses such as a power substation's lines and the town's dump.

ROBBINS
NORTH CAROLINA

STREET SYSTEM

LEGEND:

-  STATE MAINTAINED PAVED
-  CITY MAINTAINED UNPAVED
-  CITY MAINTAINED PAVED

SOURCE:
ROBBINS POWELL BILL MAP
AND FIELD SURVEY, 1963



SCALE

FIGURE 10

STREETS AND TRAFFIC

It can be seen from Figure 10 that unpaved streets are not much of a problem. The major transportation problem in Robbins is the lack of an orderly and efficient system of streets. Within the town, the only unpaved streets are the tip of Forest Street, which is a dead end; Talc Mine Road, which, until recent extensive repairs, was almost impassible and, therefore, very seldom used and not in need of paving; the southern end of Rockingham Street, which is not open for all practical purposes as it is extremely narrow and a house has been built in the right-of-way; and Valley Street, a street one-block in length laid out approximately fifty feet south of and parallel to Hemp Street. These are relatively unimportant streets from a traffic-carrying point of view.

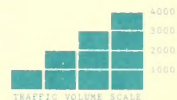
Traffic volumes on state-maintained roads are shown in Figure 11. Most of the town's traffic is carried by N. C. 705 and Middleton Street. Some use is also made of Hemp Street. The greatest traffic volume is found on N. C. 705 at a point very near the elementary school. The school no doubt generates much of this traffic; however, an elementary school should not be located on a major traffic artery (the school is to be phased out and its pupils placed elsewhere). It is also unfortunate that traffic coming into town in volumes up to 4380 cars per day must make a right turn at Middleton Street; negotiate a dangerous intersection at Salisbury Street, and turn left, if going north, at a dangerous intersection in the northern part of town. These conditions could lead to a number of traffic accidents if drivers were not most attentive to their driving. It can easily be seen from the traffic volume map that pathways through and about town are tortuous and in need of improvement.

Figure 12 shows the rights-of-way of public streets in Robbins. A field check of the dedicated but unopened streets in Robbins reveals that the town apparently failed to

ROBBINS
NORTH CAROLINA

STATE MAINTAINED
STREETS AND
TRAFFIC VOLUMES

AVERAGE DAILY 24 HOUR
TRAFFIC VOLUME ON
STATE MAINTAINED ROADS
1964



SOURCE:
N. C. STATE HIGHWAY
COMMISSION



SCALE

FIGURE 11



prohibit development in these areas. The red dots on these streets show houses that are built in the rights-of-way of these streets. As a result the rights-of-way that might be used to provide a more reasonable street pattern in Robbins cannot be used without tearing down or moving houses that have been built in the rights-of-way. Those rights-of-way that do not have structures encroaching on them are relatively useless in terms of improving street circulation. Examples of streets that are too far apart or too close together and thus create peculiar-shaped blocks that must of necessity produce undesirable or wasteful lotting are shown in Figure 7.

R E S O U R C E P R O D U C T I O N A N D E X T R A C T I O N

Resource production and extraction is an important activity to Robbins, although most of it takes place outside of the town; 1.8 acres is devoted to this use in the Town of Robbins. There is a business selling feeds and a center for the study of a chicken disease. Also located in town is an establishment which sells railroad ties.

ROBBINS
NORTH CAROLINA

RIGHTS-OF-WAY

LEGEND:

-  OPENED RIGHT-OF-WAY
-  INSUFFICIENT RIGHT-OF-WAY
-  UNOPENED RIGHT-OF-WAY
-  HOUSE IN RIGHT-OF-WAY

SOURCE:
FIELD SURVEY AND
TOWN OF ROBBINS MAP



SCALE

FIGURE 12

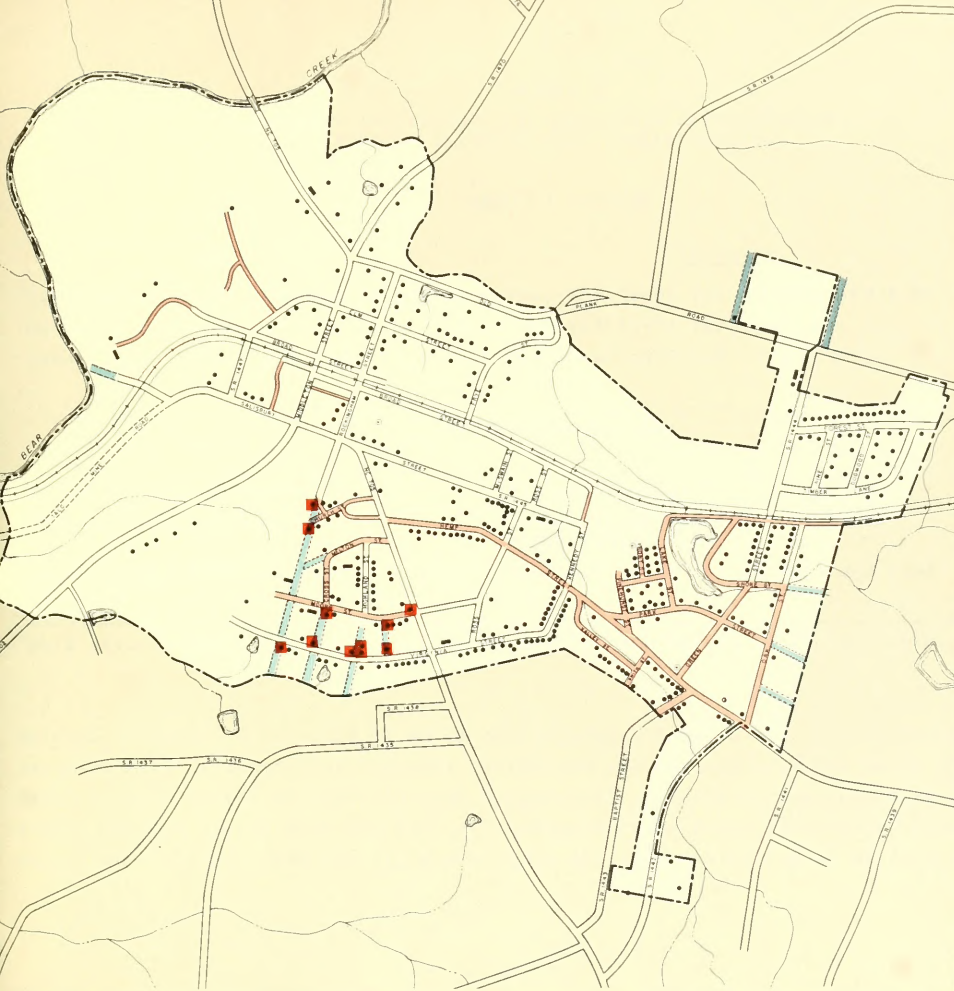


TABLE 8
RESOURCE PRODUCTION AND EXTRACTION ESTABLISHMENTS,
ROBBINS PLANNING AREA, NORTH CAROLINA

TOWN OF ROBBINS

<u>Name</u>	<u>Product</u>	<u>Employees</u>
¹ / Hornaday Hatchery and Feed Company	Prepared feeds for animals and fowl	12
Goldston Feed Company	Prepared feeds for fowl	2
John L. Frye Cross Tie Yard	Resale of railroad ties.	8

UNINCORPORATED AREA

¹ / Hunsucker Lumber Company	Finished lumber	3
Standard Mineral Company	Minerals and earths, ground and otherwise treated.	30
¹ / Hornaday Hatchery and Feed Company	Prepared feeds for animals and fowl	12

¹/ This establishment is located partly in Robbins and partly in the unincorporated area.

Outside of town, 16.72 acres or 4% of the developed land in the unincorporated part of the Planning Area is devoted to resource production and extraction. The major portion of this land is owned by the Standard Mineral Company and is found at the talc mine southwest of town. Another use of this variety is a lumber yard on Route 1470 north of town. Also scattered about the area are buildings where chickens are raised to be sold for broilers.

These long, low buildings proliferate in the unincorporated area and give it a unique appearance.

C U L T U R A L , E N T E R T A I N M E N T , A N D R E C R E A T I O N A L U S E

As is true in most small towns, the cultural and entertainment uses are few, for a town must be quite large to support a variety of these types of activities. Small towns simply cannot furnish the large number of users to make such a business prosper.

In Robbins, 4.32 acres are used for cultural, entertainment, and recreational purposes. The main use of the land is recreational, including the Jaycee Park and the baseball field leased to the town by Robbins Mills (a Division of Deering-Milligan). There is also a private recreation center used by members of the Woodmen of the World organization. There are two movie theaters in town, of which one is open at a time.

Outside of town, 1.9 acres are devoted to cultural, entertainment and recreational uses. The main use is a recreational hunting site on S.R. 1440.

M A N U F A C T U R I N G U S E

There are many industries in Robbins, and they make use of 20.2 acres of 7.2% of total developed land in the Town. Outside town, there are no manufacturing uses. This is a relatively unusual situation. Often, companies prefer to locate outside of town where

they are not subject to town taxes. It is obvious, however, that Robbins is contributing to the factories something which they very much want and cannot find outside of town - water, sewer, and police and fire protection, for which the industries are willing to pay. However, this answer does not entirely solve the puzzle, for most communities would make these services available to industries even if they located in the unincorporated area. One significant reason may be that, since the town was not incorporated until 1935, no taxes were levied until that time. Further, the town donated land to some of the plants now located in the incorporated area.

TABLE 9
MANUFACTURING FIRMS IN ROBBINS, NORTH CAROLINA^{1/}

<u>Name</u>	<u>Product</u>	<u>Estimated Employees</u>
Carolina Lace Corp.	Lace Goods	25
Community Ice Plant	Manufactured Ice	3
G. B. Williams	Seamless Hosiery	15
Robbins Mill	Broad-Woven Fabric, man-made fiber	350
Sattex	Knitted Fabric	10
Southern Garment Co.	Robes and Dressing Gowns	200
The Robbins Record	Newspaper	1
Wilson and Company	Poultry and Small Game, Dressing and Packing	125

^{1/}There are no manufacturing firms in the unincorporated part of the Robbins Planning Area.

Manufacturing establishments in Robbins are mostly of a textile nature. They are located throughout town, generally on small parcels of land. Two exceptions to the small-parcel rule are Robbins Mill, located near the middle of town, and Wilson and Company, located along N. C. 705 in the northwest part of town.

These establishments cause no great difficulty to the community from smell, noise, or other unpleasant influences they might have on the environment. Wilson and Company contributes large quantities of waste to the town sewer system but contributes a large proportion of the town's revenue from sewer charges. The textile plants do not appreciably add to the sewage treatment problem, for no dyeing is done in Robbins.

U N D E V E L O P E D L A N D A N D W A T E R A R E A S

Vacant land (undeveloped land and water areas) takes up 324 acres or 53.4% of the total area of the Town of Robbins. These are areas not now in urban use. Existing parks and other similarly designated pieces of land were not designated "undeveloped" in the land use survey. One asset which Robbins is very fortunate to have is its water areas (see Figure 13). Streams and small lakes are scattered profusely throughout the area and present many exciting opportunities for recreational and open space development.

Robbins has a great deal of growth potential within the town limits. The trees, meadows, and fields which now occupy these vacant areas may some day give way to development, as the pressure of population and ability to pay increase. Some of the vacant land should be reserved as open space. Much of the land that is currently vacant should, however, be developed. If it is not, the results in terms of lost taxes and lost efficiency in the use of utilities and protective services provided by the town will be great.

ROBBINS
NORTH CAROLINA
PLANNING AREA
WATER AREAS

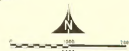


FIGURE 13



POPULATION

POPULATION

CHARACTERISTICS OF PLANNING AREA POPULATION

Population figures of interest to residents of the Robbins Planning Area appear in Tables in this section. Because no population figures are available for the entire planning area, discussion will focus on a study of Ritters and Sheffield's Townships and the Town of Robbins. Figures for Moore County and the State of North Carolina are also often helpful for comparative purposes.

Table 10 demonstrates that the median age for males in Robbins is 25.2, for women, 28.2. One of the reasons for the relatively high median age in Robbins is that there are few nonwhites in the town (two were noted in the 1960 Census). The total population figures in the Townships and the County, on the other hand, include a large proportion of nonwhites (see Table 12), whose median age is very low (see Table 12). The including of age statistics for nonwhites thus results in a low total median age (see Table 11). Conversely, however, if the addition of nonwhites into the total median age computation brings the figures down only to those noted in Table 11, it must be concluded that the median age of the white people is quite high. This is, in fact, the case. Moore County, a retirement area, has a large percentage of residents who are 65 years of age and over (see Table 12).

The median age of white people is generally higher than that of nonwhites because white people practice birth control to a greater extent. Further, they do not have to emigrate from the area to find work, because their labor is generally more skilled and there is a greater universal market for it. The preponderance of people in their teens in the nonwhite age groups indicates that many of those who are in their productive years (21-65) -- those who are working -- are elsewhere. Further, non-white people tend to have shorter life spans. One of the reasons for the higher median age of women in the area may be that

women are able to find more jobs than are men and may even immigrate from other states to take these jobs. This is particularly true in the textile industries, where women are employed in numbers far exceeding men. Further, women live longer than do men.

TABLE 10
MEDIAN AGE, ROBBINS, RITTERS AND
SHEFFIELDS TOWNSHIPS, AND MOORE COUNTY

	<u>Male</u>	<u>Female</u>
Robbins Town	25.2	28.2
Sheffields Township		
Total Population	24.5	25.8
Nonwhite Population	18.0	22.5
Ritters Township		
Total Population	26.3	27.7
Nonwhite Population	16.9	18.6
Moore County		
Total Population	25.2	27.4
Nonwhite Population	19.0	22.9

Source: 1960 U.S. Census of Population

TABLE 11
MEDIAN AGES IN SELECTED COUNTIES
AND NORTH CAROLINA

	<u>Median Age</u>
Chatham County	27.1
Harnett County	24.4
Hoke County	19.3
Lee County	25.4
Montgomery County	26.1
Moore County	26.3
Randolph County	27.6
Richmond County	25.8
Robeson County	19.4
Scotland County	20.7
North Carolina	24.4

Source: U.S. Bureau of the Census, 1960 Census of Population.

Detailed U. S. Census information concerning places with less than 2,500 population is not available for years prior to 1960. Thus, it is difficult to make a meaningful comparison of changes in age, sex, and race of the population in the past.

The figures in Table 12 indicate that in 1960 the Town of Robbins had only two nonwhite residents. The nonwhite population of the planning area can be found outside of the town in Ritters and Sheffields Townships. In Ritters Township, nonwhites make up 13.4

	Moore County						Ritters Township					
	White		Nonwhite		Total	% of	White		Nonwhite		Total	% of
Age	M	F	M	F			M	F	M	F		
Under 5	2140	2175	687	760	5762	12.4	98	119	21	22	260	11.5
5-14	4086	4012	1269	1172	10539	22.7	242	220	44	34	540	23.7
15-24	2631	2772	717	710	6830	14.7	145	128	19	17	309	13.6
25-34	2106	2204	429	541	5280	11.4	123	126	12	13	274	12.1
35-44	2206	2336	479	549	5570	12.0	141	141	13	16	311	13.7
45-54	1830	2089	440	539	4898	10.5	107	108	9	8	232	10.2
55-64	1394	1561	333	407	3695	8.0	61	64	3	8	136	6.1
65 & Over	1410	1781	321	382	3894	8.3	86	91	18	10	205	9.1
Total	17803	10950	4675	5060	46468	100	1003	997	139	128	2267	100
Median Age	25.2	27.4	19.0	22.9			26.3	27.7	16.9	18.6		

TABLE 12-^{1/}DISTRIBUTION OF POPULATION BY AGE, SEX, AND RACE FOR MOORE COUNTY,
RITTERS AND SHEFFIELDS TOWNSHIPS, AND ROBBINS, 1960

Sheffields Township						Robbins					
White		Nonwhite		Total	% of Total	White		Nonwhite ^{2/}		Total	% of Total
M	F	M	F			M	F	M	F		
256	237	22	29	544	11.4	64	61			125	9.7
483	484	50	40	1057	22.2	135	134			269	20.8
382	361	31	18	792	16.6	120	102			222	17.2
277	281	14	19	591	12.4	69	81			150	11.6
297	313	21	25	656	13.8	108	123			231	17.9
247	236	19	17	519	10.9	79	70			149	11.5
136	141	3	10	290	6.2	33	43			76	5.9
131	156	12	9	308	6.5	31	41			72	5.6
2209	2209	172	167	4757	100	639	655			1294	100
24.5	25.8	18.0	22.5			25.2	28.2				

^{1/} U.S. Bureau of the Census, U. S. Census of Population: 1960, General Population Characteristics, North Carolina, Final Report PC (1)-35 B, U. S. Government Printing Office, Washington, D. C., 1961.

^{2/} The 1960 Census reports 2 non-white individuals in the Town of Robbins. It was thought unnecessary to tabulate that information.

percent of the total population, and in Sheffields, 7.7 percent. These percentages seem very low in comparison to Moore County's 26.5 percent.

Population statistics for Robbins indicate that there is little emigration, or if there is, it is balanced by immigration (see Table 12). Population figures show no great decline at the start of normal working ages (which would indicate people going to work and live elsewhere) and show no great rise just after (which would indicate people coming home to retire) these ages.

Because Hemp (Robbins) was not incorporated until 1935, there is no census information on its size prior to 1940. In that census, Hemp's population was 972. Since that time, it has been growing but at a declining rate (see Table 13).

Ritters Township, one of the two townships in which Robbins is located, exhibits a peculiar population configuration, alternately gaining and losing. In 1960, for example, it reached an all time population high. However, population had declined between 1920 and 1930 and between 1940 and 1950. Sheffields Township, on the other hand, has grown steadily since 1960. It now has a population of 2170. The fact that the greater part of the Town of Robbins lies in this township may account for its stability. Moore County and North Carolina are also gaining population, although they, too, are, for the most part, gaining at a declining rate. Whereas in 1920, Moore's population was 25.7 percent over the previous decade, in 1960 it was only 10.9 percent over 1950.

Six of the townships in Moore County have gained population since 1950. Carthage, Deep River, Little River and Greenwood have not. It can be said, then, that there is no overall growth pattern in the county. Growth seems primarily to be taking place near the towns,

TABLE 13 ^{1/}

POPULATION DATA BY CENSUS YEAR FOR ROBBINS,
 RITTERS AND SHEFFIELDS TOWNSHIPS, MOORE COUNTY, AND NORTH CAROLINA

Area	1910	1920	1930	1940	1950	1960
ROBBINS				972	1,158	1,294
Numerical Change					186	136
Percent Change					19.1	11.7
RITTERS TOWNSHIP	1,489	1,670	1,542	1,652	1,475	2,000
Numerical Change		181	-128	110	-177	525
Percent Change		12.2	-7.7	6.5	-10.7	35.6
SHEFFIELDS TOWNSHIP	2,248	2,513	2,745	3,687	4,057	4,418
Numerical Change		265	232	942	370	361
Percent Change		11.8	9.2	34.3	10.0	8.9
MOORE COUNTY	17,010	21,388	28,215	30,969	33,129	36,733
Numerical Change		4,378	6,827	2,754	2,160	3,604
Percent Change		25.7	32.1	9.8	7.0	10.9
NORTH CAROLINA	2,206,287	2,557,123	3,170,276	3,571,623	4,061,929	4,556,155
Numerical Change		352,836	611,153	401,347	490,306	494,226
Percent Change		16.0	23.9	12.7	13.7	12.2

^{1/} Division of Community Planning, Population of Counties and Minor Civil Divisions: 1910-1960 Eastern Subregion of North Carolina. (Raleigh: Division of Community Planning).

TABLE 14
RITTERS AND SHEFFIELDS TOWNSHIPS
RURAL-URBAN CHANGE, 1940-1960

	1940		1960		Percent Change
	Number	Percent	Number	Percent	
Total Population					
Ritters	1652	100	2029	100	+ 22.8
Sheffields	3687	100	4270	100	+ 15.8
Urban Population					
Ritters	-0-	-0-	-0-	-0-	----
Sheffields	-0-	-0-	-0-	-0-	----
Rural Population					
Ritters	1652	100	2029	100	+ 22.8
Sheffields	3687	100	4270	100	+ 15.8
Rural Farm Population					
Ritters	1050	63.6	552	27.2	- 57.2
Sheffields	2220	60.2	706	16.5	- 72.6
Rural Nonfarm Population					
Ritters	602	36.4	1477	72.8	+200.0
Sheffields	1467	39.8	3564	83.5	+209.8

while the agricultural area is losing population.

As was said in the Land Use Analysis section of this report, most of the rural dwellings within the planning area are not inhabited by farmers. The U. S. Census of 1960 corroborates this point. In Table 14 is shown the fact that in 1960 only 16.5 percent of the population in Sheffields and 27.2 percent in Ritters were farmers. The remaining portion, 83.5 percent in Sheffields and 72.8 percent in Ritters -- while living in the country -- were not farmers and earned their livings in other capacities. The table also shows the great growth of rural non-farm dwellings since 1940; the rural nonfarm population is making itself strongly felt in the Robbins Planning Area. This may explain a great deal of the population upheaval in Ritters. Farm decline is a part of this picture. Between the 1959 and 1964 Census of Agriculture, Moore County lost 441 farms. ^{1/}

P O P U L A T I O N P R O J E C T I O N

In order to project future population, it is, of course, necessary to know existing population. An estimate of 1325 was made for the 1965 population in the Town of Robbins, assuming a rise of 2.4 percent over the 1960 population (this would be a 4.8 percent increase, in decennial terms).

To arrive at a 1965 estimate for the unincorporated part of the planning area, a persons-per-household ratio -- arrived at through the averaging of ratios for Sheffields

^{1/} U.S. Bureau of the Census. 1964 Census of Agriculture.

(3.83^{1/}) and Ritters (3.75^{2/}) Townships -- was applied to the number of households (333) counted in the Land Use Survey. A population of 1261 people resulted. The total population in the Robbins Planning Area is estimated at 2586.

Projections were not made of the entire planning area primarily because there is no reliable method of estimating past population or population trends in the unincorporated fringe area. Neither is it possible to base projections on the past patterns of the two townships, for the parts of the townships close to the Town of Robbins (and thus those parts located within the Robbins Planning Area) will behave differently from the more rural parts of the townships. In the future, as more information becomes available for this area, better estimates can be made of traits that describe its growth and character. The unincorporated area will not, of course, be stationary; for every time annexation takes place, the boundaries of the unincorporated part of the planning area will be expanded until they are one mile beyond the new corporate limits. This factor will not, however, adversely affect studies of the area one mile beyond the corporate limits; for these characteristics will remain similar, as the main factor which differentiates the unincorporated area from other land areas is its proximity to the Town of Robbins. Estimates will need adjustment in cases where particularly significant land uses with their own positive or negative drawing power (see the discussion of magnets earlier in this report) become part of the planning area. Study of the unincorporated portion of the planning area will make possible in the future projections for its population; whereas at this point there is too little information to make a well-judged prediction.

1/ U.S. Bureau of the Census. 1960 Census of Population

2/ Ibid.

Projections for the incorporated area will be helpful in planning for the future. The Robbins Planning Area is growing; no one will deny that. Refusing to plan for growth will not stop its onward rush; it will merely make the future inexpressably chaotic. In Table 15 appears a projection for 1985 (far enough ahead for future problems to be anticipated and avoided, or solved, yet close enough to the present for real concrete action to be taken).

TABLE 15
POPULATION PROJECTIONS, ROBBINS

Year	Population	Percent of Change
1965	1325	-
1970	1340	+ 1.1
1980	1366	+ 1.9
1985	1512	+10.7

The projection for 1970 shows a continued decline in the percent of growth which has amounted to a trend in the past (see Table 13). The 1980 figure reflects slightly increased growth caused by such factors as improved services offered by the town, a higher level of education and the increased popularity of the vicinity as a recreation area. The 10 percent increase in the 1985 figure is accounted for by the projected normal rise from 1980 plus annexation.



ECONOMY

ECONOMY

I N T R O D U C T I O N

The economy of the Robbins Planning Area is based on broiler chickens, talc mining, textile manufacturing, lumber, and field crops. The diversity of the economic base helps keep Robbins economically healthy.

Purely agricultural communities are losing population and income because of the economies of large farms and technical developments together with surplus crop production, Federal acreage controls, and opportunities for higher paying jobs offered elsewhere. In Robbins and the surrounding countryside, however, there are many sources of income other than farming. Secondly, even in the unincorporated area, most of the homes pinpointed on Figure 9 are not farm houses. Their owners or renters probably work in Robbins or nearby. The agricultural processes in the area are important, but they are not engaged in by the majority of the people. A healthy mixture exists.

B U S I N E S S

Robbins' downtown, in response to the demand of area inhabitants, is not primarily rural in character. It does not specialize only in farm implements and general stores, but also supplies other kinds of goods. It is, as was said earlier, the center for the surrounding countryside. A survey of local businessmen (see Table 16) indicates that businesses are moving into town at a slow rate 1/. At least ten new establishments have opened their doors since 1955. This growth is probably sufficient to meet changes in demand.

1/ Completed questionnaires were obtained from 10 trade and 9 service establishments and from 3 industries.

TABLE 16

SURVEY OF BUSINESSMEN, ROBBINS, NORTH CAROLINA

In an effort to gather information needed to make plans for the future of the Town, the Planning Board of Robbins is conducting a survey of business and industry in the Planning Area (the Town and the one-mile area beyond its limits). Below is a short list of questions. We would appreciate your filling in the information desired.

Thank you for your assistance.

Sincerely,

THE ROBBINS PLANNING BOARD

QUESTIONNAIRE

Name of business or industry _____

1. Number of persons working in your business or office (this includes all employees)
women _____ men _____.
2. How many persons working in your establishment usually drive to work? _____
3. Where do they park? _____
4. How many parking spaces do you provide for yourself and your employees?
customers? _____.
5. How many shifts are there? _____.
6. How much floor space do you now occupy? _____ square feet.
7. When did you begin operation in the present plant? _____
8. Do you plan to expand your business within the next ten years? Yes _____ No _____
If yes, how many additional employees will you then employ? _____
How much additional floor space will you build? _____
Where will you expand when you do so?
On same site? _____
Elsewhere in town? _____
Outside of, but near town? _____
Other (Please specify) _____

If you do not plan to expand in the next ten years, do you plan to expand in the next 20 years? _____

9. If you were to establish a business for the first time, would you locate in Robbins?
Yes _____ No _____
10. Do you feel that the present amount of parking space in the downtown area is adequate?
Yes _____ No _____. If not, how could it be improved? _____
11. What is there about the town which you, from a business point of view, think are assets? _____
12. What do you think (again, from a businessman's point of view) are the town's liabilities? _____
How would you change them to assets? _____
13. Do you experience any difficulty finding employees to hire? Yes _____ No _____
If yes, why do you think this is the case? _____
14. Are you satisfied with current town policies as they effect you as a businessman?
Yes _____ No _____. If no, please specify? _____
15. Do you feel a need for improving town facilities? Yes _____ No _____. If yes, which facilities should be improved? _____
16. Do you think the town has a growing economy? Yes _____ No _____. Is the town prospering? Yes _____ No _____. Are more and more people shopping in Robbins? Yes _____ No _____.
17. Would you call Robbins the business center for the surrounding countryside?
Yes _____ No _____.

Thank you.

Businessmen also indicated, however, that they did not think the town was prospering or that more and more people were shopping in the area. A number of problems were listed. The lack of sufficient parking in the central business area was recognized as the greatest problem. Greatest assets were seen as labor supply and industry. More manufacturing establishments are desired. Both business and industry generally agreed that Town policy is favorable to them. Businessmen and industrialists were of two minds as to whether or not the town has a growing economy, although they almost universally agreed that it is indeed the business center for the surrounding countryside. (It is the only town of any size in the townships. It is, in fact, the third largest town in the county, after Southern Pines and Aberdeen.) Perhaps these feelings can be expressed in the thought that Robbins is in a favorable position but does not seem to be prospering accordingly. In spite of this feeling, however, approximately half of those interviewed said that they intend to expand their operations within the next 10 years. This -- coupled with the fact that all but two of the respondents stated that they would locate in Robbins if they were to establish a business for the first time -- indicates that there is a good deal of faith in, and loyalty to, the town among its trade, service, and industrial establishments.

I N C O M E

Purchasing power of families is related to their level of income. Thus, level of family income has a direct effect on retail business in Robbins. Incomes have risen in Moore County in the past ten years (see Table 17). It may be assumed that they have risen at least that much in Robbins and its two townships.

As can be seen in Table 18, the Robbins Planning Area is in some ways more prosperous than are rural North Carolina and rural Moore County. Sheffield's Township, the more prosperous of the two, has a higher median income than state or county, and a higher per capita income than the county. Sheffield's also has fewer families with incomes under \$3,000.00 than state or county. Ritters Township is also comparatively prosperous. Its median income is higher than the average in Moore County, although lower than North Carolina. Its per capita income and percent of families earning less than \$3,000.00 figures show danger points, however. They are lower than comparable figures for the other areas discussed.

TABLE 17^{1/}

PER CAPITA INCOME CHANGE BY RACE, MOORE COUNTY, NORTH CAROLINA
1949 TO 1959^{2/}

	<u>1949</u>	<u>1959</u>	<u>Percent Increase</u>
White	\$950	\$1496	48.0
Nonwhite	\$378	\$ 478	26.5

^{1/} Division of Community Planning, Personal Income Statistics for North Carolina Counties 1949-1959 (Raleigh: Division of Community Planning), 1963.

^{2/} All monetary values are in terms of the 1959 dollar.

TABLE 18^{1/}INCOME - 1959; RITTERS AND SHEFFIELDS TOWNSHIPS,
MOORE COUNTY, AND THE STATE OF NORTH CAROLINA

	Sheffields Township	Ritters Township	Moore County	North Carolina
Number of Families	1,064	497	8,780	-
Total Family Income	\$4,764,900	\$2,017,500	\$40,519,000	----
Median Family Income	\$ 4,113	\$ 3,770	\$ 3,550	\$3,956
Total Personal Income	\$5,298,569	\$2,243,460	\$45,038,281	----
Per Capita Income	\$ 1,241	\$ 1,057	\$ 1,226	\$1,260
Percent of Families With Income Under \$3,000	31.1	40.3	42.5	45.8

L A B O R F O R C E

In 1960, according to the U. S. Census, there were 2,416 people in the civilian labor force in Ritters and Sheffields Townships. 819 of these were women. Of this number, 1,560 men and 766 women were employed. The rate of unemployment for men was 2.3 and for women, 7.7. These unemployment rates are compared with figures for County and State in Table 19. The unemployment rate for men is lower than that in either Moore County or North Carolina. Women, however, are unemployed in larger percentages in the two townships than elsewhere in the state and in the county. All but three of the employers answering the questionnaire said they found no difficulty in hiring employees.

^{1/} U.S. Bureau of the Census, U.S. Census of Population: 1960. Unpublished Census Data Tables. U.S. Government Printing Office, Washington, D. C., 1961.

TABLE 19

1960 - EMPLOYMENT STATUS: SHEFFIELDS AND RITTERS TOWNSHIPS,
MOORE COUNTY, AND THE STATE OF NORTH CAROLINA^{1/}

	Sheffields Township	Ritters Township	Moore County	State of North Carolina
Male, 14 and Over	1,458	667	11,935	1,517,805
Labor Force	1,120	477	8,725	1,154,311
Percent of Total	76.8	71.5	73.1	76.1
Civilian Labor Force	1,120	477	8,498	1,081,220
Employed	1,095	465	8,271	1,042,511
Unemployed	25	12	227	38,709
Percent of C.L.F.	2.2	2.5	2.7	3.6
Not in Labor Force	338	190	3,210	363,494
Inmate of Institution	----	---	154	24,106
Enrolled in School	134	80	1,110	152,297
Other, Under 65 Years Old	75	61	1,038	99,317
Other, 65 Years Old	129	49	908	87,774
Female, 14 and Over	1,474	687	13,102	1,600,721
Labor Force	534	285	4,865	600,051
Percent of Total	36.2	41.5	37.1	37.5
Employed	495	261	4,678	562,967
Unemployed	39	24	180	36,255
Percent of C.L.F.	7.3	8.4	3.7	6.1
Not in Labor Force	940	402	8,237	1,000,670
Inmate of Institution	4	---	209	13,235
Enrolled in School	145	67	1,108	161,636
Other, Under 65 Years Old	600	264	5,380	676,798
Other, 65 Years Old and Over	191	71	1,540	149,001
Married Women in Labor Force				
Husband Present	370	207	2,931	376,148
With Own Children Under 6	128	43	811	104,967

^{1/} U.S. Bureau of the Census. U.S. Census of Population: 1960. U.S. Government Printing
Office, Washington, D.C., 1961.

Table 20 shows average 1965 employment by quarter for Moore County. It can be seen that both work force and employment are higher in the third quarter, primarily for agricultural reasons. This seasonal employment situation is probably not felt so strongly in the planning area, as (1) there is a small percentage of farm families and (2) broiler-raising, the planning area's primary agricultural activity, is less seasonal than other forms of agriculture.

E M P L O Y M E N T

On Table 21 are shown the occupations of residents of Ritters and Sheffield's Townships in 1960. As can be seen, the major employer is manufacturing, textile and apparel products in particular. This large amount of employment is no doubt due to the large number of textile and related factories in the Town of Robbins. The talc mine also shows its strength in the 57 people from Sheffield's Township who were employed in mining in 1960. While a small percentage (2.5) of the total, it is nevertheless a significant number of people.

About 5% of the total number of employed people in the townships had jobs in some phase of wood products. This is to be expected, as the forests around Robbins yield lumber and there are businesses that deal in wood and wood products. The percentage of people engaged in commerce is probably normal, for there are always goods demands, and someone must fill the role of the supplier. The fact that service employment is not larger is probably due to the fact that Robbins is too small to provide a high level and variety of services.

TABLE 20
WORK FORCE ESTIMATES, 1965
MOORE COUNTY

	<u>First Quarter</u>	<u>Second Quarter</u>	<u>Third Quarter</u>	<u>Fourth Quarter</u>	<u>Annual Average</u>
Civilian Work Force	13,490	14,310	14,990	14,330	14,280
Unemployment, Total	810	790	810	600	750
Rate of Unemployment	6.0	5.5	5.4	4.2	5.3
Employment, Total	12,680	13,520	14,180	13,730	13,530
Manufacturing	3,820	4,010	4,160	4,210	4,050
Construction	340	390	410	400	380
Transportation, Communication, and Public Utilities	320	320	330	340	330
Trade	1,230	1,260	1,200	1,290	1,240
Finance, Insurance, and Real Estate	250	270	280	270	270
Service	2,140	2,040	1,780	2,190	2,040
Government	1,120	1,120	1,100	1,170	1,130
Other Nonmanufacturing	150	160	160	160	160
All Other Employment ^{1/}	3,310	3,950	4,760	3,700	3,930

^{1/} Includes agricultural and nonagricultural self-employed, unpaid family and domestic workers.

Source: Bureau of Employment Security Research.

TABLE 21^{1/}

EMPLOYMENT BY MAJOR GROUPS, 1960
RESIDENTS OF SHEFFIELDS AND RITTERS TOWNSHIPS

Employment Group	Number Employed		Total	Percent
	<u>Sheffields %</u>	<u>Ritters %</u>		
Agriculture	121 (7.6)	81 (11.3)	202	8.7
Mining	57 (3.6)	-- (----)	57	2.5
Construction	58 (3.6)	27 (3.7)	85	3.7
Manufacturing	937 (59.0)	448 (61.8)	1385	59.9
Furniture, Lumber, Wood	59	59		
Products	--	4		
Metal Industries	48	4		
Machinery	135	57		
Food & Kindred Products	663	296		
Textile & Apparel Products	24	23		
Other Nondurable Goods				
Transportation	31 (1.9)	8 (1.1)	39	1.7
Commerce	196 (12.3)	55 (7.7)	251	10.8
Wholesale Trade	41	20		
All Retail	155	35		
All Personal Service	47 (3.0)	32 (4.4)	79	3.4
Professional	70 (4.4)	51 (7.2)	121	5.2
All Education	43	23		
Medical & Other Professional	16	12		
Public Administration	16	16		
Other and Not Reported	73 (4.6)	20 (2.8)	93	4.1
Total	1590 (100)	726 (100)	2316	100

^{1/} U.S. Bureau of the Census. U.S. Census of Population: 1960, Unpublished Census Data,
U.S. Government Printing Office, Washington, D.C., 1961.

W O R K E R M O B I L I T Y

Commuting has long been recognized as an important factor in adjusting supply to demand. If a surplus of labor exists in one county and a shortage of labor in another, or if the wage differentials are appreciable, there is commuting (probably diminished in proportion to the travel distance involved).

Figures in Table 22 show that about 34.7% of the workers in Ritters and 25.4% of the workers in Sheffields went out of the county to work in 1960. These statistics may indicate that in spite of the large number of jobs available in Robbins and in the townships, residents who might prefer to work in the Robbins area if new jobs were available are unable to do so. This indicates that the town should encourage new industry.

However, the situation should not be viewed with any great alarm. It is obvious that many of the reasons township residents go out of the county to work is the proximity of bordering counties. Sheffields is bounded by Randolph and Montgomery Counties on the north and west and Chatham County is directly north of Ritters (see Figure 1). Another look at Table 22 will show that township residents do indeed work "across the border" in these adjacent counties.

It is interesting to note that emigration from the two townships amounts to 725 or 36.9 percent of the total outmigration from Moore County.^{1/} Ritters and Sheffields accounted for 85.1 percent of the migration from Moore to Randolph, 82.2 percent of the migration from Moore to Chatham, and 36.3 percent of the migration from Moore to Montgomery.^{2/}

1/ Division of Community Planning, *Commuting Patterns in North Carolina, 1960*, (Raleigh: Division of Community Planning, 1965), p. 8.

2/ Division of Community Planning, *Commuting Patterns in North Carolina, 1960*, (Raleigh: Division of Community Planning, 1965), p. 17.

TABLE 22-^{1/}

WORKER MOBILITY, 1960, SHEFFIELDS AND RITTERS TOWNSHIPS

Place Worked	Residence			
	Sheffields		Ritters	
	#	%	#	%
Moore County	1025	65.3	530	74.6
Guilford County	27	1.7	7	.9
Randolph County	269	17.1	67	9.4
Chatham County	27	1.7	70	9.9
Lee County	4	.3	12	1.7
Richmond County	4	.3	4	.6
Montgomery County	74	4.7	4	.6
Wake County	4	.3	--	--
Elsewhere	24	1.5	--	--
Not Reported	112	7.1	16	2.3
Total	1570		710	

^{1/}U.S. Bureau of the Census. U.S. Population, 1960,
 U.S. Government Printing Office, Washington, D.C.,
 1961.

L E V E L O F E D U C A T I O N

Up to a point at least, the more education one has, the more he can earn and the more capable he is of filling the job. Industries look for employees with education because they learn more easily. Table 23 demonstrates the fact that Sheffields and Ritters Townships do not compare well with Moore County and North Carolina in the matter of education.

TABLE 23 1/

MEDIAN SCHOOL YEARS COMPLETED BY PERSONS 25 YEARS OF AGE OR OLDER

Sheffields Township	7.9
Ritters Township	8.4
Moore County	9.0
State of North Carolina	8.9

Seventy-seven and six tenths percent of the inhabitants of Sheffields and 77.9 percent of the residents of Ritters have not completed high school (as compared to 66.5 percent of Moore County residents and 67.7 percent for the State). Bearing in mind the low education level, it is possible to predict that the industries that will come to the Robbins area are those that do not require large amounts of educated labor. Therefore, salaries will be lower. The town, being directly economically interested in the salaries of those who shop there (those with low salaries cannot afford to spend large amounts of money), should work with the county and the townships to encourage a higher level of education among area residents, so that industries the area attracts will be those requiring educated labor and,

1/U.S. Bureau of the Census, U.S. Census of Population: 1960, U.S. Government Printing Office, Washington, D.C., 1961.

therefore, paying better salaries. Both townships should be conscious of their educational level and try to bring it up at least to standard. Certainly the new North Moore High School should be a great help in this effort.

C O N C L U S I O N

Robbins and the Planning Area seem to be fairly stable. Sizeable gain or loss in population or economy has not occurred. Assuming that the optimum situation would be one of growth, the following ideas are included in an effort to suggest some courses of action that the town and planning area might follow to bring about an upswing.

1. More education, probably to be facilitated by the new high school, and perhaps by the new Sandhills Community College. Technical institutes should also be investigated. Central Carolina Technical Institute in Sanford is an example of such a school.
2. Provision of jobs with high pay for workers. This can be done only by positive action. It would involve encouraging those companies which pay high wages to settle in the area, assuring them that it is possible to provide them with good water and sewer facilities (this step is underway now) and with educated labor.
3. A "Central Business District Study." This kind of study, done with qualified technical assistance, aids a town to discover what services its citizens and those of its trade area would like to see added to those already in existence; how the town can be made more attractive and thus act as more of a magnet to shoppers; and, in general, how it can have a more prosperous central area.
4. The three ideas suggested above would provide for both economic and population upturns. Suggestions of a more general nature appear in the Land Development Plan section of this report.

LAND DEVELOPMENT PLAN

LAND DEVELOPMENT PLAN

I N T R O D U C T I O N

This section of the report is the culmination of all that has gone before. It is the plan for land development in the Robbins Planning Area for the next twenty years. This plan is based on all the information about the area that could be gathered together, and it represents the thinking of the Planning Board. It is the Robbins Planning Board's recommendation to the town. It is hoped that the town will adopt the document and the studies that have preceded it and use it to guide future development.

The goals of the plan that follows are, primarily, sound arrangement of land uses; an attractive town that its residents find both pleasant to inhabit and productive, within reason, of the things that they want in their town; a town where business and industry prosper without adversely affecting the other uses; a growing town. Even cursory thinking about these subjects will leave the reader with the thought that all of this cannot be accomplished by merely arranging uses on the land. This is true; land use arrangement is but one of the tools that can be used to achieve the goals enumerated above, and good land use arrangements alone will not result in the attainment of these goals. It is, nonetheless, a good place to start. A reasonable and understandable arrangement of things leads, often to a reasonable understandable arrangement of non-things--ideas, thoughts, human behavior.

The Land Development Plan follows. Discussion of it is broken into use categories, the method used in the Land Use Survey and Analysis. Graphic presentations of the plan appear in Figures 14 and 15.

RESIDENTIAL LAND USE

TOWN OF ROBBINS

In 1965, there were 3.47 people per household in Robbins. Assuming the same household size in 1985, when it is projected that town population will approximate 1,512, about 54 additional houses will be needed to accommodate the rise in population. Other considerations must also be taken into account when computing future housing stock. Dilapidated houses will be torn down and need replacement, there will be losses to the housing stock through disasters such as fire, and there is always a vacancy rate (all of the houses are never inhabited). These considerations result in the following assumptions:

54	houses needed to accommodate additional population
19	houses needed to replace existing dilapidated houses
17	houses needed to replace those lost to disaster (4% of total housing stock)
21	houses needed to replace those that are vacant and therefore not housing any of the population (5% of housing stock)
111	total additional houses needed in 1985.

It is assumed that most of the future houses will be on fairly large lots, as this is the current pattern in Robbins and there is no shortage of land foreseen in the future that would cause a great rise in the price of land and force people to live on smaller lots. It is further assumed that more advantage will be taken than before of the scenic beauty of the area. For these reasons, future residential areas are for the most part planned for large lots and located in scenic areas.

 RESIDENTIAL
 TRADE
 SERVICE
 MANUFACTURING
 RESOURCE PRODUCTION
 AND EXTRACTION
 CULTURAL, ENTERTAINMENT
 AND RECREATIONAL
 TRANSPORTATION, UTILITIES
 AND COMMUNICATION
 WATER AREAS
 RURAL RESIDENTIAL
 EXISTING MAJOR THOROUGHFARES
 PROPOSED MAJOR THOROUGHFARES
 PROPOSED MINOR THOROUGHFARES



SCALE
FIGURE 14

ROBBINS
NORTH CAROLINA
PLANNING AREA
LAND DEVELOPMENT
PLAN

LEGEND:

	RESIDENTIAL
	TRADE
	SERVICE
	MANUFACTURING
	RESOURCE PRODUCTION AND EXTRACTION
	CULTURAL, ENTERTAINMENT AND RECREATIONAL
	TRANSPORTATION, UTILITIES AND COMMUNICATION
	WATER AREAS
	RURAL RESIDENTIAL
	EXISTING MAJOR THROUGHFARES
	PROPOSED MAJOR THROUGHFARES
	PROPOSED MINOR THROUGHFARES



FIGURE 15

Houses on 30,000-square foot lots are proposed for the western part of town in the area marked (1) on the Land Development Plan. Because this area cannot be sewered without a pumping station (which the town does not plan to install immediately) it will not appeal to some people. However, it is assumed that in twenty years there will be sewerage in the area and numerous houses will have been built to take advantage of the exciting opportunities offered by the topography. Large lotting is proposed not only because people in Robbins seem to prefer it, but also because soils are not well suited to septic tanks.

Fifteen thousand-square foot lots are proposed for 7 currently vacant acres in the central part of town (the area marked 2). This proposal is made because the land seems well suited to residential development and because, as was stated in the first sections of this report, it is thrifty to make the utmost use of existing facilities. The area under discussion here is already served by sewer and water and provided with other city services. It is also well-sited with respect to the Central Business Area.

Another presently sparsely settled area (area 3) that could be divided into 15,000-square foot lots is on the eastern edge of town. Four acres could be divided into approximately 12 sites on this area.

Another area in the central part of town (area 4) is proposed for development in 10,000-square foot lots. Six acres could be divided into about 18 such lots. Smaller lots are provided for in the plan because some lots of this size now exist in the town, and it is reasonable to assume that there will be a demand for more. The block immediately below (area 5) where 2 additional areas are available and could be used for 10,000-square foot lots.

In the north-central edge of town and projecting outside the existing city limits, an additional development of 20,000-square foot lots (area 6) is suggested along a proposed

lake, which would be an attractive addition to the area. Large lotting practices will facilitate the location of homes away from the railroad.

On the ridge behind Elise School and on the sloping areas below the ridge another development is proposed (area 7). Here by 1985 about seventeen acres could be developed in 30,000-square foot lots. This area would be developed both because of its exciting topography and because of its closeness to the elementary school (this use is proposed for Elise School by the town).

UNINCORPORATED AREA

It is estimated from the limited population information available that at least 80 new dwellings will be needed (54 to replace existing dilapidated homes; 13 [7(4%)] to replace those lost to disaster, and 17 to make a 5 percent adjustment for vacancy), if the population does not change at all in the unincorporated area. The population size will, of course, increase. At least 125 new houses can be expected in the unincorporated area over the next twenty years.

Residential development outside of the present corporate limits is proposed along Bear Creek (area 8) where soils are suitable for residential development on large lots (at least 20,000-square feet, and preferably 30,000-square feet) without community sewage treatment. Another new residential location for inhabitants of the presently unincorporated part of the planning area is proposed at the lake area in the north central edge of town (area 9). Because this lake would overlap municipal boundaries, it is assumed that settlement would do likewise, and therefore a large amount of residential development would take place in the area. This settlement would be well buffered from the industrial park

(see discussion on page 92) by Old Plank Road. Those who settle in this area will have municipal sewerage sooner than most of the remaining presently unincorporated areas proposed for development.

It is proposed that development also be intensified along the river flood plain to the north of town (area 10). Both sides of the river would be suitable for residential development, as it is proposed that the town dump be relocated. The park on flood plain land would be a good magnet for development, especially in view of the new lake's development north of town as part of the Howard's Mill Dam project -- a section of the Cape Fear River Basin Project (see the Regional Setting Section of this report). The remainder of the growth in the unincorporated portion of the planning area is proposed immediately north of present town limits (area 11), enjoying the advantages of sewer service.

Because of the new exciting areas opened for settlement there will be little intensification of strip development spread out along roads, and a more cohesive development pattern will appear.

It is assumed that by 1985 the aesthetic and recreational value of the streams throughout the area will have been recognized; and that they and their banks will be regularly maintained by property owners. This process will result in stretches of green open space throughout the area.

T R A D E

Because trade facilities exist to serve people, the growth in this service will be commensurate to growth in population. If therefore, a 14.1 percent increase is assumed in

trade by 1985 (this growth percentage is the same as that of the population), about .7 additional acres of trade area will be needed (.7 is 14.1 percent of 5.2--the existing acreage devoted to trade). Because the trade area space seems to be adequate for present uses it is not necessary to add into this figure additional acreage to raise existing space devoted to trade to an acceptable level.

Five percent of the new total, or .3 acres, is added as a contingency factor to account for Robbins' continued growth as trade headquarters for the surrounding countryside. This brings the total new trade acreage to about 1 acre. The total area in town projected to be devoted to trade by 1985 is thus estimated at 6.2 acres. It can be assumed that all stores will continue to be primarily of one floor, so the acreage can be considered ground space rather than tabulated as floor space.

Because the Land Use Survey and Analysis section of this report established the advantage in a small town of clustering most of the commercial services in the central area, the plan must respect this fact. Space for the expansion can be found in the central area. The location between Middleton, SR 1337, Broad Street, and Salisbury Street will lend itself to an attractive mall-type of development while encouraging (1) the stores along Middleton to put new faces on their back entrances, (2) some of the traffic off Middleton Street, and (3) the removal of the existing dilapidated and unsightly structures behind the stores. Further, parking space supplied in this area will serve both the existing and proposed facilities. The proximity of the mall to the Jaycee Park will create an attractive flow of open space through the central business area. As a long range plan, it is proposed that the block bounded by Broad, Rockingham, Salisbury and Middleton be developed similarly.

Beyond the town limits, exact acreage of trade expansion cannot be predicted, as there is no population projection for the unincorporated area. It can be assumed, however, that

expansion will take place in the areas where trade is now located and in the newer residential areas proposed on the plan. These additional uses are shown schematically on the plan. This trade will continue to supply only necessity goods, and the main shopping center will continue to be the Town of Robbins and its central business area.

Because this is a generalized land use plan, existing scattered trade and service uses are not shown in figures 14 and 15. Recommended locations appear instead; and it is hoped that existing scattered uses will be phased out and their replacements erected at the suggested locations.

S E R V I C E

Service uses will probably increase in direct proportion to the rise in population. There will be a definite need for expansion of the schools and cemeteries in the planning area. A great deal of the school expansion needs have been satisfied outside of the planning area in the new North Moore School. Some expansion will be necessary, however, at Elise School. It is quite possible, further, that the projected population increase will not be sufficient to make necessary an enlargement of the existing churches, particularly as there are so many of them. Land belonging to churches has not been appreciably enlarged on the plan.

The cemetery is quite new, and therefore expansion space will not be necessary for a number of years. The cemetery, however, cannot be easily extended into another use area, as could a church or a school; and so it is of the utmost importance to preserve specific areas of land for its eventual expansion. An enlarged site for the cemetery is shown on the Land Development Plan.

The business services taking up smaller amounts of land are primarily located, as has been pointed out, in the central business area. These uses now are approximately fourteen percent of the total service use category (see Existing Land Use discussion earlier in this report). As town population grows, it can be assumed that this proportion will increase, for it is well known that people require increasing amounts of services as society becomes more and more technologically advanced and as population increases. Therefore, it is assumed that the service uses located in the central business area will account for 20 percent of the total service uses by 1985. Assuming, as was done in the discussion of trade, an increase equal to that in the population between now and 1985 (14%) service uses will increase by approximately 4 acres. After adding 5 percent to the new total acreage (as was done in the trade projection) to account for Robbins' being the center of a large trade area, the total new area becomes approximately 6 acres. Twenty percent of this amount, or approximately 1.2 acres, will be added to the central business area. It is proposed that the new service uses be located in the areas mentioned in the trade discussion, where they will no doubt mix with the trade uses. The remaining 4.8 acres of increase in services in town are plotted on the plan at the site of the cemetery and the school.

The same difficulties are encountered in projecting uses for the unincorporated portion of the planning area as were discussed in the trade section. It is assumed that the service uses will follow the population, as will the trade uses. Their locations are shown schematically on the plan. In other words, there will be an increase of service area in places where the population has increased, new beginnings where new areas have been opened for settlement. Churches, richer in available land than their counterparts in town, will probably either expand their plants or buy land so that they can do so in the future. This eventuality is shown on the plan. Cemeteries, too, will grow. There will be no great increase, proportionately, in any of these uses, however, for the influx of population will not be great and Robbins Town will continue to be the primary center of activity.

TRANSPORTATION, COMMUNICATION, AND UTILITIES

The major change in the land use pattern will be wrought by the changes in the street system. As has been discussed previously in this report, the street system is inadequate to carry current traffic efficiently and smoothly about the Town of Robbins. Thus, plans must be made to amelioriate the situation. The problem is not in planning for the future onslaught of vehicles on town streets; for if the observed past trends repeat themselves into the future, traffic volumes will not increase greatly. The difficulty is to solve problems now existing with an eye to making the streets suitable also for use into the future. Other uses in this category will stay approximately the same and in the same locations with the exception of the town dump, which will be moved to a new location having filled in the area in which it is presently located. Parking area will be increased to serve the future trade and service uses in town as well as provide more parking space for existing uses. The new industrial park will also provide parking, but that amount is not shown on the plan, for it is not known what industries may move into the area or how many workers they will employ.

One major addition to the transportation category in the Robbins Planning Area in the near future will be an airfield to be used by the municipality, business and industry and possibly for some military purposes. The location of this future facility is shown on Figure 15. This airport should prove to be an inducement both for industry and for residents.

THOROUGHFARE PLAN

In designing the thoroughfare plan for the Town of Robbins and the planning area, it was borne in mind that the town has now a very large percentage of its total developed land in

roads; and it was thought that only those streets that are very necessary in promoting smooth and safe movement of traffic should be proposed. Further, it is not the goal of this plan to propose strictly local streets, such as those in new subdivisions. Within the guidelines provided by the subdivision regulations (now proposed for the Town of Robbins and the one-mile fringe area), the developer is left to himself. This plan is concerned primarily with efficient street service for the town as a whole, and service for those coming to or traversing the planning area.

There is in existence a reasonably good bypass system outside of town. For example, if those driving from the east want to go north and do not want to go through town, they can take SR 1477. If they want to go south and also bypass town, they can take 1440 to 1439. If they do want to go through town, they can take SR 1440. The decision is made approximately a mile from Robbins. It is suggested that signs be erected at that point indicating this choice. Those people driving from the north on state roads 705, 1470, and 1476 may use Old Plank Road, SR 1477, to bypass the town. This course of action necessitates a rather long bypass and might be improved. A loop is proposed that would link these roads to their continuations south of town while bypassing it and also shortening the round-about route by a great deal.

The major difficulty in terms of cars coming from south of town is encountered on NC 705 and SR 1002. Both roads carry large volumes of traffic, and it is expected that with the opening of the water recreation area, twelve miles north of town, use of these roads will increase. Users of both roads are now forced to go through the center of town. The proposed loop referred to above would somewhat relieve the situation in these roads, making it possible to bypass the town.

To help eliminate travel on impacted streets through tortuous turns and dangerous intersections, and at the same time to improve the town's circulation system, the additions to the state system shown on the plan (figures 14 and 15) are proposed. These additions form a loop which gives through travelers a chance to bypass the town's main street and also provide a good loop system for use in getting about within the town.

Proposed to help in-town circulation is a street to connect Elm Street and Timber Lane. This street will provide direct east-west access, a service provided at present only by Plank Road. This road would also serve as a buffer between Robbins Mills and the proposed subdivision and lake. A short street is also proposed to connect Salisbury and Hemp Streets and thus further ease north-south access.

To insure that the Highway Commission and the town have the same idea about state maintained roads, it is recommended that the two agencies work out mutual adoption of the Thoroughfare Plan. This action assures that the Highway Commission knows what the town wants and is planning and the town knows what direction the Highway Commission's activities will take. The proposed additions to the state system now have the preliminary approval of the Highway Commission.

RESOURCE PRODUCTION, EXTRACTION

If farming of all kinds were taken into account in discussing the future of resource production and extraction, it would be necessary to plan for a decline in acreage, for farms are declining in the Robbins Planning Area (this fact was established in the population section of this report). However, farms were not taken into consideration, except for the long low buildings characteristic of the broiler industry in the area. It is assumed that this category will remain constant. It is assumed that mining will continue at the Standard Mineral Company and that this company will sell off none of its land and will extend its operations to cover more of the land it owns. Broiler-raising is expected to continue, although the individual farms are not designated on the plan. Broiler-raising establishments will no doubt be scattered throughout the area.

The resource production and extraction industries in town will probably remain as they now are for the next twenty years, as most of them exist to support the poultry business; and although poultry-raising is very successful, there is no reason to suppose that there will be need of an increase in land devoted to it. No additional land has been allocated to this use.

CULTURAL, ENTERTAINMENT, RECREATIONAL

As was stated in the corresponding section of the Land Use Survey and Analysis, a small town cannot support a great variety of cultural, entertainment, and recreational activity. However, some needs exist and must be filled.

For example, there is a felt need in Robbins for recreation for young people. It is recommended that an organized summer recreation program be developed making use of the existing facilities such as the schools, and with the town supplying additional facilities as they are needed. One example might be a swimming pool that could be used by the entire community. For evening and winter activities, it is recommended that the town officials and the civic clubs, acting in concert, lease a vacant store in the central business area and transform it into a teen center. On the plan, a building is proposed for this use. However, any vacant building in the central area will be satisfactory.

A large park is proposed. Although the Jaycee Park now in existence will probably continue to operate, and is an ideal place particularly for those who are shopping or working in the central business area to rest or picnic; and although the site leased from Robbins Mills is a good ball park; a larger recreation area is proposed for a site west of town. Most of the proposed park is located on the land of the Standard Mineral Company. It is probable that the Mineral Company will allow its land to be used for recreational purposes. The topographic advantages of this area located in the bend of Bear Creek are many and the site is an exciting one. Here, inhabitants of the planning area, and perhaps people from farther away as well, could picnic, camp, play baseball and football, sit quietly, take long walks, play golf (it is possible to build a small course initially, enlarging it if funds become available and demand exists), fish or swim (after pollution in the river is reduced). A recreation building for adults could be erected in this area. It is not intended that this park be thought of as competition for the new recreation area to be located to the north. Activities provided here would be vastly different, and the park near Robbins would be primarily for planning area residents.

In the town itself, a small hilltop park is proposed near Kennedy Street. This area contains lovely trees and could be very attractive. Located near deteriorating

and dilapidated houses on small lots, it would provide a needed place for children to play and for adults to sit quietly or picnic.

Another park is proposed between Salisbury and Hemp Streets at the site of the existing primary school. This park could be simply well-maintained green space. Industry should not be encouraged to locate in this area, as it is primarily residential. Further, the street could not support increased traffic.

North of Wilson Poultry Co., a band of green space is proposed that would act to buffer the plant from residential areas. It is recommended that trees be planted in this area, so that a visual screen is provided.

M A N U F A C T U R I N G

It is possible to project industrial growth for a town, based on the number of employees and floor space now used for the undertaking. However, this method is not totally successful, for future manufacturing is not entirely dependent on existing population or industry. Future industry is calculated to some extent on the fact that there is labor available^{1/}, that the Town of Robbins is friendly to industry, that industrial plants are in Robbins now, and that the town has services to offer. There is no reason to suppose that industries will avoid the area. On the other hand, they should be attracted by worker availability and available services, shopping and recreation areas, and beauty.

^{1/} The Employment Security Commission's December 1965 estimate of worker availability within 20 road miles or 25-35 minutes driving time was 2,110. Source: "Estimate of Resident Production Worker Availability, Area of Robbins".

The area proposed for industrial development is marked "industrial reserve" because no one can be sure that industry will come into the area in sufficient quantities to use all of the land allocated to it. However, a "reserve" designation allows for protection of prime sites. An industrial site is chosen primarily for its smooth topography (not more than 5 percent. Because there is no topographic mapping for Robbins, the topography cannot be discerned with any certainty, but it seems to be relatively flat) in the area of the proposed "industrial reserve" to facilitate grading; direct access to transportation facilities (a railroad spur line can be built); compatibility with surrounding uses; possibilities of protective belts of open space; and availability of utilities such as power, water, and waste disposal. All of these characteristics, in addition to good drainage, are available or possible in the proposed industrial reserve.

Most of the industries now existing will not expand to any great degree in the next twenty years. Nor will they change their locations. The newspaper is, however, expected to occupy more space by 1985. The approximately 150 acre site proposed for new industry may seem overly large, but there is a good deal of vacant land around Robbins. At such time as there is a demand to use the space for some other use, and when other available land for that purpose has already been built upon, decreasing the amount of land in the reserve should be taken into consideration.

Some effort should be made to develop the reserve as an industrial complex. This would be an enterprise under one management for marketing industrial sites on a sale or long-term lease agreement. Some industrial complexes in existence have common facilities such as lunchrooms, exhibition space, and recreation and lounge areas. Information on the development of such areas is available from many sources. Financial aid is also available to developers.

Buffers are provided in the form of train tracks and two highways. To the north, farmland serves as a buffer. A zoning ordinance for the Town of Robbins would further stipulate the distance an industry should set back from an abutting residential area.

It is reasonable to expect that the town can attract new industry, if the effort is made. Robbins can provide attractive residential areas; an airfield; an industrial park with water, sewer, good drainage and a railroad line; and a supply of labor. If the labor force becomes better trained and educated, the attraction for industry will be even greater.

V A C A N T L A N D A N D W A T E R A R E A S

There will be vacant land (referred to on the plan as part of the "Rural Residential" category) in the planning area for some time to come, certainly for the next twenty years. It is important that this land be kept productive--if not of farm products, then of beautiful scenery and hiking areas. This is particularly important within the town limits. This land must not be developed haphazardly. The fact that there is so much vacant land may encourage negligence--laxness--the idea that because there is so much land, it is impossible to use it all up. It is possible to use it all up, and this land must be treated as if it were the last land available. It must not be used thoughtlessly, but rather with great care. This land must last and serve us and our progeny until eternity and it is well to keep that thought in mind when planning to use it.

C O N C L U S I O N

How to enforce the land development plan? How to make sure that it is carried out? Many methods for guiding development have been cited in the "Factors that Shape Development"

section of this report. Other tools might be added. One is zoning. Robbins has no zoning ordinance at present, and it is recommended that one be written and adopted. Such an ordinance sets up districts (e.g., residential, industry, commercial) of use in a fashion similar to that shown on the Land Development Plan. The ordinance states what is permitted in each of these use districts. It also contains rules for such factors as sign size and lighting, lot size, arrangements to be made for districts of different uses that abut each other, and appeals. The zoning ordinance protects and inspires healthy development: large flashing signs are prohibited, except in certain areas, by most ordinances; home owners can be sure that no use other than residential will be built on the next lot without a substantial buffer (this, in turn, raises land values and benefits the town at large); and lot sizes are regulated so that houses will not be built on lots that are much too narrow, thus possibly creating a blighted area. These are only a few examples.

Subdivision regulations relate to the arrangements made on the land itself, rather than to structures erected on the land. These regulations control street widths, grading, and other improvements such as sewer and water lines, storm drainage, and street name signs. Its regulations set a minimum standard for the installation of most improvements. These regulations apply to any land that is divided up into two or more lots.

Both of the methods listed above apply primarily to future development. To deal with existing development, it is recommended that Robbins adopt the North Carolina Uniform Residential Building Code. This code applies to one and two family structures, as the State Building Code does not. This code must be specifically adopted by the municipality. It gives the town, acting through its inspectors, power to declare a dilapidated house unsafe, and to require its removal. Many communities have removed much of their dilapidated housing through careful and conscientious use of this code. It is easy to see how this kind of tool can render the town more healthy and attractive.

Other helpful ordinances should also be adopted, particularly as relates to the opening of streets. The town should accept dedication of no streets that do not conform to the Thoroughfare Plan or with reasonable development of the town.

It is recommended that sewer use ordinances be incorporated into the town code to govern discharge of industrial wastes to the treatment plants. Otherwise, sewage treatment equipment may be damaged or clogged; treatment may not be adequate, due to the presence of certain chemicals; and in times of peak use, some of the sewage may have to bypass the plant.

The most effective method by which to implement the Land Development Plan is, of course, through popular support. The people, knowing the value of the Land Development Plan, will want to adhere to it and to insure sound growth in their town. This enthusiasm and hard work will mean more in the usefulness of the plan than a thousand regulations.

Enforcing the plan costs little money. The money has already been spent; the plan exists. Enforcing the plan will, in fact, save money which might have otherwise been misspent; but implementing the plan requires work, determination, and enthusiasm. These qualities are sometimes much more difficult to find than money. It is believed, however, that the citizens of Robbins possess these qualities and that they are deeply desirous of insuring good future development in their town. All it takes is imagination, enthusiasm, and energy.

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